
TIGARD CITY COUNCIL
MEETING

September 24, 2002 7:00 p.m.

TIGARD CITY HALL
13125 SW HALL BLVD
TIGARD, OR 97223



PUBLIC NOTICE:

Anyone wishing to speak on an agenda item should sign on the appropriate sign-up sheet(s). If no sheet is available, ask to be recognized by the Mayor at the beginning of that agenda item. Visitor's Agenda items are asked to be two minutes or less. Longer matters can be set for a future Agenda by contacting either the Mayor or the City Manager.

Times noted are estimated; it is recommended that persons interested in testifying be present by 7:15 p.m. to sign in on the testimony sign-in sheet. Business agenda items can be heard in any order after 7:30 p.m.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

A G E N D A
TIGARD CITY COUNCIL MEETING
September 24, 2002

7:00 PM

- STUDY SESSION

- EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(3), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

7:30 PM

1. BUSINESS MEETING
 - 1.1 Call to Order - City Council & Local Contract Review Board
 - 1.2 Roll Call
 - 1.3 Pledge of Allegiance
 - 1.4 Council Communications & Liaison Reports
 - 1.5 Call to Council and Staff for Non-Agenda Items

2. PROCLAMATIONS
 - 2.1 Proclaim October, 2002 as Disability Employment Awareness Month
 - 2.2 Proclaim the week of October 20 as World Population Awareness Week

3. VISITOR'S AGENDA (Two Minutes or Less, Please)

4. CONSENT AGENDA: These items are considered to be routine and may be enacted in one motion without separate discussion. Anyone may request that an item be removed by motion for discussion and separate action. Motion to:
 - 4.1 Approve Council Minutes for September 10, 2002
 - 4.2 Approve the Submittal of Three Applications for Federal Assistance (Community Development Block Grants) to Construct Curb and Sidewalk Improvements – Resolution No. 02 - _____

- 4.3 Adopt SEIU-OPEU Local 503 Memorandum of Understanding Regarding the Health Insurance Reopener – Resolution No. 02 - _____
- 4.4 Approve an Amendment to the Joint Funding Agreement for the Integrated Water Resource Management Water Supply Feasibility Study
- 4.5 Approve a Joint Water Commission Funding Agreement to Conduct a Raw Water Pipeline Alternatives Analysis Study
- 4.6 Local Contract Review Board
 - a. Reject All Bid Proposals Award for the Construction of Embedded Crosswalk Lighting System on Bonita Road
- *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.*
- 5. CONSIDER A RESOLUTION RECOGNIZING COE MANUFACTURING FOR PROVIDING PROPERTY TO BUILD "POTSO DOG PARK"
 - a. Staff Report: Public Works Staff
 - b. Council Discussion
 - c. Council Consideration: Resolution No. 02 - _____
- 6. LOCAL CONTRACT REVIEW BOARD TO CONSIDER AWARD OF THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR CONTRACT FOR THE NEW LIBRARY PROJECT
 - a. Staff Report: Engineering and Library Staff
 - b. Council Discussion
 - c. Local Contract Review Board Consideration: Motion to award the construction manager/general contractor contract for the new library project.
- 7. UPDATE ON THE WASHINGTON COUNTY EVENT COMPLEX MEASURE
 - a. Staff Report: Administration Staff
 - b. Presentation: Washington County Fair Director Don Hillman
 - c. Council Discussion

8. CONSIDER A RESOLUTION ACCEPTING A STAFF REPORT AS A COMPREHENSIVE DELINEATION OF THE CITY'S AFFORDABLE HOUSING PROGRAM
 - a. Staff Report: Community Development Staff
 - b. Council Discussion
 - c. Council Consideration: Resolution No. 02 - _____

9. PUBLIC HEARING TO CONSIDER A RESOLUTION, AMENDING RESOLUTION 02-06, PERTAINING TO FEES FOR PHASED PERMITTING, DEFERRED SUBMITTALS, AND OTHER RELATED FEES
 - a. Staff Report: Community Development Staff
 - b. Council Discussion
 - c. Council Consideration: Resolution No. 02 - _____

10. COUNCIL LIAISON REPORTS

11. NON AGENDA ITEMS

12. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(3), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

13. ADJOURNMENT

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PROCLAMATION

Disability Employment Awareness Month

WHEREAS, the United States of America has prized itself on advancing the civil rights of individuals and guaranteeing liberty and justice for all. Central to the philosophy of our democratic form of government are the precepts of equality and individual dignity, the value of self-reliance and the basic right of all citizens to live full, independent and productive lives; and

WHEREAS, in keeping with that tradition, the United States Congress in 1990 enacted the Americans with Disabilities Act. This landmark legislation prohibits discrimination against people with disabilities in employment, public accommodations, transportation and telecommunications; and

WHEREAS, by joint resolution, Congress has designated October of each year as " National Disability Employment Awareness Month "; and

WHEREAS, the City of Tigard supports this resolution and the spirit as well as the letter of the law to assure that all citizens with disabilities are fully included in our social, cultural and economic mainstream; and

WHEREAS, people with disabilities represent a large untapped pool of talent.

NOW THEREFORE BE IT RESOLVED THAT I, James E. Griffith, Mayor of Tigard, do hereby proclaim October as

Disability Employment Awareness Month

in Tigard, Oregon and urge its observance by all of our citizens.

Dated this _____ day of _____, 2002

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Tigard to be affixed.

James E. Griffith, Mayor
City of Tigard

Attest:

City Recorder

PROCLAMATION

World Population Awareness Week

WHEREAS, more than one billion people – one sixth of the world's population – are between the ages of 15 and 24, the largest generation ever in this age bracket; and

WHEREAS, nearly half of the world's population, and 63% in the least developed countries, is under age 25; and

WHEREAS, 17 million young women between the ages of 15 - 19 give birth every year, including some 13 million who live in less developed countries ; and

WHEREAS, risks of dying from complications of pregnancy or childbirth are 25 times higher for girls under 15, and two times higher for women between 15 - 19 ; and

WHEREAS, approximately half of the 5 million people infected with HIV last year were young people aged 15 - 24 ; and

WHEREAS, almost 12 million young people now live with HIV, and about 6,000 more become infected every day ; and

WHEREAS, the choices young people make today will determine whether world population stabilizes at 8 billion or less or 9 billion or more ; and

WHEREAS, the theme of World Population Awareness Week, proclaimed last year by the United States Governors of 31 states, Mayors of 288 U.S. cities, and 266 organizations from 77 countries, is 'Population and the Next Generation'!

NOW THEREFORE BE IT RESOLVED THAT I, Mayor James Griffith, of the City of Tigard, Oregon, do hereby proclaim October 20 through 26, 2002, as

World Population Awareness Week

Dated this _____ day of _____, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Tigard to be affixed.

James Griffith, Mayor
City of Tigard

Attest:

City Recorder

MINUTES
TIGARD CITY COUNCIL MEETING
September 10, 2002

Mayor Griffith called the meeting to order at 6:34 p.m.

Council Present: Mayor Griffith; Councilors Dirksen, Moore, and Scheckla

- STUDY SESSION

- > DISCUSS AGENDA FOR OCTOBER 7, 2002, SPECIAL MEETING

The Council and City Manager Monahan discussed potential agenda topics for the upcoming special meeting with the Tualatin City Council and the Tigard-Tualatin School District. The top three discussion topics were identified as follows:

- a. New Library and school district building plans/schedules/sequence
- b. Pedestrian bridge
- c. Clean Water Services Master Plan

Other topics suggested were:

- a. How building fees are charged – which fees are dedicated and possible fee waivers for school district building projects
- b. City of Tigard experience with juvenile cases
- c. Joint use of/sharing equipment

- > ADMINISTRATIVE ITEMS

- a. Assistant to the City Manager Liz Newton explained a correction made to the Office Depot and Boise Cascade office supply contracts. Copies of the corrected contracts are on file in the City Recorder's Office.
- b. Liz Newton handed out an agenda for the 9-11 event to be held at 6:45 p.m. on September 11 in Cook Park
- c. Mayor Griffith announced an ecumenical service scheduled for 7 a.m. on September 11 in Cook Park
- d. City Manager Monahan told Council about the upcoming candidate orientation scheduled for September 12 at 6:30 p.m.

- e. Mr. Monahan provided a brief update on recent PERS legislation
- f. Mr. Monahan provided a brief update on the police chief recruitment
- g. Mr. Monahan discussed the new library, architect, and resource team input. Public meetings are slated for October 16 and December 11. Five firms have been selected for interviews for the construction manager/general contractor contract. Mr. Fields has been notified of the City's intent to execute the purchase option.

A discussion ensued regarding the two homes and other structures located on the property. Mr. Monahan inquired if the Council had any objection to the City using the structures or seeing if other agencies or individuals would be interested in moving them. He stated that if the City could not use the buildings, they could be offered to social service organizations and then private individuals. The City will own the property in mid-October and would need to remove the structures soon after. Councilor Moore stated that such an arrangement could save the City demolition money. Councilor Dirksen said he saw no reason not to move forward. No Council members expressed opposition to Mr. Monahan's suggestions.
- h. Mr. Monahan initiated a discussion of the October meeting schedule. Mayor Griffith and Councilor Moore are not able to attend the October 22 meeting. This meeting will be cancelled. It was suggested that the Council meet, instead, on October 29. Councilor Moore is not available on this date; other members of the Council agreed to check their schedules for this date.
- j. Mr. Monahan noted an upcoming meeting with ODOT. It appears that the buyer of the Zander property intends to proceed with their project. This may mean that Wall Street can be located further south and would allow for a better location of the pond. Signalization, road widening, and location are some of the topics slated for discussion at the ODOT meeting.
- k. Councilor Scheckla inquired about the status of Bonita Villa. Ms. Sydney Sherwood, a candidate for Council, was observing the study session and responded to the question. Washington County has taken over Bonita Villa. New landscaping and exterior upgrades are taking place, but most improvements are occurring inside the apartments. There is a security guard on site. Many problem residents have moved out.

- I. Councilor Scheckla inquired about the status of church on Bonita Road. Mr. Monahan said he would check on the status of the church.

Study Session recessed at 7:23 p.m.

- EXECUTIVE SESSION: No Executive Session was held.

1. BUSINESS MEETING

- was
- 1.1 The meeting of the Tigard City Council & Local Contract Review Board called to order by Mayor Griffith at 7:32 p.m.
 - 1.2 Council Present: Mayor Griffith, Councilors Dirksen, Moore, and Scheckla
 - 1.3 Pledge of Allegiance
 - 1.4 Council Communications & Liaison Reports – None
 - 1.5 Call to Council and Staff for Non-Agenda Items – None

2. PROCLAMATIONS – Mayor Griffith proclaimed the following:

- 2.1 Week of September 17th as Constitution Week
- 2.2 September 21st as Kids Day America/International
- 2.3 September 11th as Always Remember 9-11 Day
- 2.4 Week of September 23rd as Race Equality Week

3. VISITOR'S AGENDA

- Tigard High School Student Envoy, Paul Brems, addressed the Council. Mr. Brems distributed a calendar of events and updated the Council on student activities. A copy of the handout is on file in the City Recorder's Office.

4. CONSENT AGENDA

Motion by Councilor Moore, seconded by Councilor Dirksen to approve the Consent Agenda as follows:

- 4.1 Approve Council Minutes for August 20 and 27, 2002

- 4.2 Receive and File:
 - a. Council Calendar
 - b. Tentative Agenda
- 4.3 Approve Budget Amendment #2 to the Fiscal Year 2002-03 Budget to Add Wages and Benefits for an Approved Senior Library Assistant Position – Resolution No. 02 - 55
- 4.4 Approve Budget Amendment #3 to the Fiscal Year 2002-03 Budget to Transfer Approved Capital Improvement Projects and Amend the Fiscal Year 2002-07 Approved Capital Improvement Plan - Resolution No. 02 - 56
- 4.5 Amend City Wide Personnel Policies Regarding the Reporting of Vehicular and/or Occupational Accidents – Resolution No. 02 - 57
- 4.6 Local Contract Review Board:
 - a. Award Annual Contracts for Office Supplies to Office Depot and Boise Cascade
 - b. Award the Project Management Services Contract for the New Tigard Library to Shields Obletz Johnsen, Inc.
 - c. Award the Engineering Design Services Contract for the Proposed Wall Street Local Improvement District to DeHaas & Associates

The motion was approved by a unanimous vote:

Mayor Griffith	-	Yes
Councilor Dirksen	-	Yes
Councilor Moore	-	Yes
Councilor Scheckla	-	Yes

5. VISION MID-YEAR REPORT – ACCOMPLISHMENTS UPDATE

Risk Manager Loreen Mills introduced this agenda item. A PowerPoint presentation was given and is on file in the City Recorder's Office. Various executive staff discussed the City's accomplishments in the areas of:

- Community Character and Quality of Life
- Growth and Growth Management
- Public Safety
- Schools and Education
- Transportation and Traffic
- Urban and Public Services

6. PUBLIC WORKS DEPARTMENT OVERVIEW

Public Works Director Ed Wegner introduced this agenda item. A PowerPoint presentation was given and is on file in the City Recorder's Office. Mr. Wegner's presentation detailed the work performed by Public Works Department staff, and how the department connects with the community.

7. PUBLIC HEARING (LEGISLATIVE) TO CONSIDER AN ORDINANCE ADOPTING CHANGES TO THE TIGARD MUNICIPAL CODE IN ORDER TO IMPLEMENT THE TRANSPORTATION SYSTEM PLAN (TSP)

- a. Mayor Griffith opened the public hearing.
- b. Associate Planner Julia Hajduk presented the staff report. Ms. Hajduk gave a brief history of the item. She explained that to fully implement the TSP, amendments to Chapter 18 of the Tigard Municipal Code were needed. Ms. Hajduk indicated that the amendments were designed to:
 - clarify language
 - implement TSP recommendations
 - address Department of Land Conservation and Development requirements related to the Transportation Planning Rule
 - address Metro Regional Transportation Plan requirementsSignificant changes are as follows:
 - Street Width
 - creating an option for a "skinnier" street of 28 feet
 - Sidewalks
 - requires sidewalks to be setback with planter strip with exceptions
 - asks developers to identify sidewalk gaps and to remove these gaps under certain circumstances
 - Access Management
 - requires developers to verify driveway designs are safe
 - provided greater detail regarding driveway locations near intersections

- if direct access is provided onto an arterial or collector street, the applicant may be required to mitigate any safety or traffic management impacts
- Traffic Calming
 - if there is a potential for a negative impact on existing neighborhood streets, requires a developer to deposit funds toward traffic calming. Funds would be returned if it is determined that traffic calming measures are not needed.

Ms. Hajduk listed the applicable review criteria:

Oregon's Statewide Planning Goals 1, 2 and 12; Oregon Administrative Rule 660; Metro Regional Transportation Plan (RTP); Comprehensive Plan Policies 1.1.1(a), 2.1.1, 8.1.1, 8.1.2, 8.1.3, 8.1.5 and 8.2.3, and Community Development Code Chapter 18.380.020 and 18.390.060.G.

Mayor Griffith asked for clarification regarding sidewalk requirements and whether such requirements could be appealed.

Councilor Scheckla inquired if a "skinnier" street were constructed, would sidewalks also be narrower. Ms. Hajduk responded that the sidewalk width was not effected by street width.

- c. Public Testimony: None.
- d. Staff recommended the Council adopt the proposed ordinance.
- e. Mayor Griffith closed the public hearing.
- f. Motion by Councilor Moore, seconded by Councilor Dirksen, to adopt Ordinance No. 02-33

ORDINANCE NO. 02-33 – AN ORDINANCE ADOPTING CHANGES TO THE DEVELOPMENT CODE IN ORDER TO IMPLEMENT THE TRANSPORTATION SYSTEM PLAN

The motion was approved by a unanimous vote:

Mayor Griffith	-	Yes
Councilor Dirksen	-	Yes
Councilor Moore	-	Yes

Councilor Scheckla - Yes

8. PREVIEW OF SEPTEMBER 11TH REMEMBRANCE EVENT

Assistant to the City Manager Liz Newton introduced this agenda item. Ms. Newton advised that there would be an event to commemorate the events September 11, 2001. The affair will be held on September 11, 2002, in Cook Park beginning at 6:45 p.m. Music, the National Anthem, a candlelight moment of silence, and food donations to the Oregon Food Bank are planned. The public was invited to attend.

Mayor Griffith announced an ecumenical service scheduled for 7 a.m. on the same day in Cook Park.

9. UPDATE ON SUMMER READING

Library Director Margaret Barnes introduced this agenda item. A PowerPoint presentation was given and is on file in the City Recorder's Office. Ms. Barnes described summer reading activities and program statistics. Over 1,100 participants registered for the summer reading program.

10. UPDATE ON THE NEW LIBRARY

Library Director Margaret Barnes introduced this agenda item. A PowerPoint presentation was given and is on file in the City Recorder's Office. Ms. Barnes described the progress of the new library. A project update, timeline, upcoming meetings, and ways to communicate with citizens were discussed.

Councilor Dirksen stressed the importance of citizen involvement in the process of creating the new library and encouraged citizens to attend the October 16 community meeting to give their input.

11. STATUS REPORT ON THE PURCHASE OF LIBRARY PROPERTY

Assistant to the City Manager Liz Newton introduced this agenda item. Ms. Newton provided background information on the new library property. The City has exercised its option to purchase the property and surveys and level

one environmental assessments are being finalized. Although bonds should be issued by the State in November, funds will be available in October. The City expects to close on the property on October 15.

12. COUNCIL LIAISON REPORTS – None.

13. NON AGENDA ITEMS – None.

14. EXECUTIVE SESSION: No Executive Session was held.

15. ADJOURNMENT: 9:38 p.m.

Attest:

Greer A. Gaston, Deputy City Recorder

Mayor, City of Tigard

Date: _____

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CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Community Development Block Grant (CDBG) Project Proposals

PREPARED BY: Duane Roberts DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Should Council approve a resolution endorsing the submittal of three Community Development Block Grant (CDBG) project applications?

STAFF RECOMMENDATION

Approve the attached resolution authorizing submittal of the applications.

INFORMATION SUMMARY

The Community Development Block Grant Program is a federal program that annually provides more than one million dollars to Washington County to fund activities that benefit low and moderate income persons. The County distributes the money to local jurisdictions and nonprofit agencies based on project applications submitted by sponsors. Currently, the County is accepting project proposals for the two-year 03-04/04-05 funding cycle. Some months ago, staff asked citizens and other staff to identify local needs that could be met through this program. Among the various needs submitted, three were determined to be CDBG eligible: the need for sidewalks along Hall Boulevard and Commerical Street and the need for additional facility improvements to the previously grant-funded Bonita Park.

Staff recommends the City seek grant funds for projects that meet each of these eligible needs. The proposed projects include: (1.) curb and sidewalk improvements along certain portions of Hall Boulevard between Spruce and Highway 99W, (2.) curb and sidewalk improvements along one side of Commercial Street between Lincoln Avenue and Main Street, and (3.) the addition of a picnic shelter, picnic tables, and portable handicapped accessible toilets to the proposed Bonita Park.

Hall Boulevard is an older, two-lane State highway that formerly served as the main route connecting Beaverton and Tigard. According to the ODOT 2000 Transportation Volume Tables, Hall Boulevard between Spruce Street and Highway 99W handles between 12,200 and 14,000 vehicles daily. Land uses within this segment include a mix of mostly older single and multifamily residences, an older trailer park, and commercial uses. One of the apartments is the 26-unit Village at Washington Square Apartments, owned and managed by Community Partners for Affordable Housing (CPAH). The property located immediately north the CPAH project is a stop on the local elementary school bus route.

Pedestrians within the area use Hall Boulevard as a route to the Safeway grocery store and shopping center, located at the corner of Hall and Highway 99W, and to the Wells Fargo Bank, located on Hall opposite the shopping center. Another major pedestrian destination is the Tri-Met bus stop on Highway 99W. The grant proposal addresses the problem of gaps in the sidewalks that cause safety problems for both pedestrians and vehicles. Although no pedestrians appear to have been hit so far, residents of the area report seeing many

vehicle-pedestrian near misses along this stretch of Hall Blvd. The proposed project would fill three gaps in the sidewalk system.

Commercial Street crosses under the Highway 99W overpass and provides a convenient walking route to the traditional downtown for neighborhood residents. The street also links the neighborhood to the downtown Tri-Met transit center, located on Commercial Street, one block south of Main Street. Many of the families within the neighborhood include school-aged children. The 84-unit, CPAH-owned Greenburg Oaks Apartments is located in the area. There are vehicle-pedestrian conflicts within the section of Commercial proposed for upgrading because of the narrow width and lack of sidewalks.

The proposed project would alleviate the problem of unsafe pedestrian conditions by the installation of a sidewalk along one side of Commercial, between Lincoln and Main. The sidewalk would help retain neighborhood character and livability. It would provide a safe, secure, and convenient pedestrian route to downtown services, shopping opportunities, and transit facilities.

In 2002, the City was awarded CDBG funds (\$140,400) to partially finance the construction and equipping of Bonita Park. Proposed facility improvements include a play structure, lawn area, and small basketball court. The project also includes the installation of a marked crosswalk on Bonita Road and a pedestrian-activated illuminated traffic light. The new grant proposal requests funds for the installation of a covered picnic shelter, 3 picnic tables, and 2 portable ADA accessible toilets. The picnic shelter would be located in an attractive natural setting. It would be designed to accommodate the picnic tables and would provide a social gathering place for families. The shelter would provide shade and rain protection for park users, including the parents of children using the play structure, sited nearby.

Maps showing the locations of the proposed projects are attached. Project proposals are due 10/1/02.

City Finance Department review of the project budgets took place in August.

Copies of the proposals are available in the City Recorder's office.

OTHER ALTERNATIVES CONSIDERED

None considered.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

The sidewalk projects are consistent with Transportation and Traffic Goal #3, Strategy 3, "Encourage development of alternative modes" and the action plan "Focus efforts on improvements to provide connectivity for pedestrian and bicycle travel."

The park project is consistent with Urban and Public Services, Parks and Greenways, Goal #2, "Open space and greenway areas are preserved and protected." and the action plan "Develop Bonita Park Phase I with a CDBG grant".

ATTACHMENT LIST

Attachment #1: A Resolution of the Tigard City Council Supporting Applications for Federal Assistance for Constructing Curb and Sidewalk Improvements on Hall Boulevard and Commercial Street and Improvements to a Neighborhood Park on Bonita Road, Each Located within Low-Moderate Income Areas of the City.

Attachment #2: Project site maps

FISCAL NOTES

The total estimated cost of the Hall Boulevard Project sidewalk and curb improvements is \$102,713. The amount of grant funds requested is \$71,958. The balance of the funds would come from the City Street Fund (\$12,036) and from in-kind contributions for design, construction management, and administrative overhead.

The estimated cost of the Commercial Street project is \$42,979 of which \$21,040 would be charged to CDBG funding and \$21,939 would be charged to City funding and in-kind contributions. The City hard dollars (\$13,776) would come from the City Street Fund.

The estimated cost of the park improvements is \$33,800. The grant amount requested is \$25,000. A City hard dollar match of \$6,150 would come from the Park SDC Fund. The balance of City funds would be in the form of in-kind contributions.

Should any of the projects be selected for funding, the CDBG funds and local matches would be included in the future City budgets corresponding to the project year the grant funds would be available.

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CITY OF TIGARD, OREGON

RESOLUTION NO. 02-__

A RESOLUTION OF THE TIGARD CITY COUNCIL SUPPORTING APPLICATIONS FOR FEDERAL ASSISTANCE FOR CONSTRUCTING CURB AND SIDEWALK IMPROVEMENTS ON HALL BOULEVARD AND COMMERCIAL STREET AND IMPROVEMENTS TO A NEIGHBORHOOD PARK ON BONITA ROAD, EACH LOCATED WITHIN LOW-MODERATE INCOME AREAS OF THE CITY.

WHEREAS, Hall Boulevard and Commercial Street are both older streets that were constructed without curbs and sidewalks; and

WHEREAS, land development has resulted in incomplete portions of the sidewalk system along these streets; and

WHEREAS, there is a need for a safe and interconnected pedestrian system within these areas; and

WHEREAS, the installation of curb and sidewalk improvements along certain sections of these streets would fill gaps in the existing system and improve neighborhood quality and safety conditions for pedestrians; and

WHEREAS, the Bonita Road area is identified in the adopted Tigard Park System Master Plan as underserved in terms of park facilities; and

WHEREAS, the City currently is developing a park on City-owned land located along Fanno Creek abutting Bonita Road and Milton Court; and

WHEREAS, improvements to Hall Blvd. and Commercial Street and a second phase of facility improvements to Bonita Park are defined in separate applications for Federal Community Development Block Grant funds; and

WHEREAS, these improvements meet the Federal and County Community Development Block Grant objective of serving persons having low and moderate incomes; and

WHEREAS, Washington County will receive an estimated one million dollars per year for the next two years, for which ten cities, the County, and various non-profit agencies will compete for the funding of various projects,

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

RESOLUTION NO. 02-__

SECTION 1: The City of Tigard, Oregon hereby expresses its support for making improvements to Hall Boulevard and Commercial Street and for adding facilities to a park on Bonita Road and authorizes submission of applications for Federal assistance.

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2002.

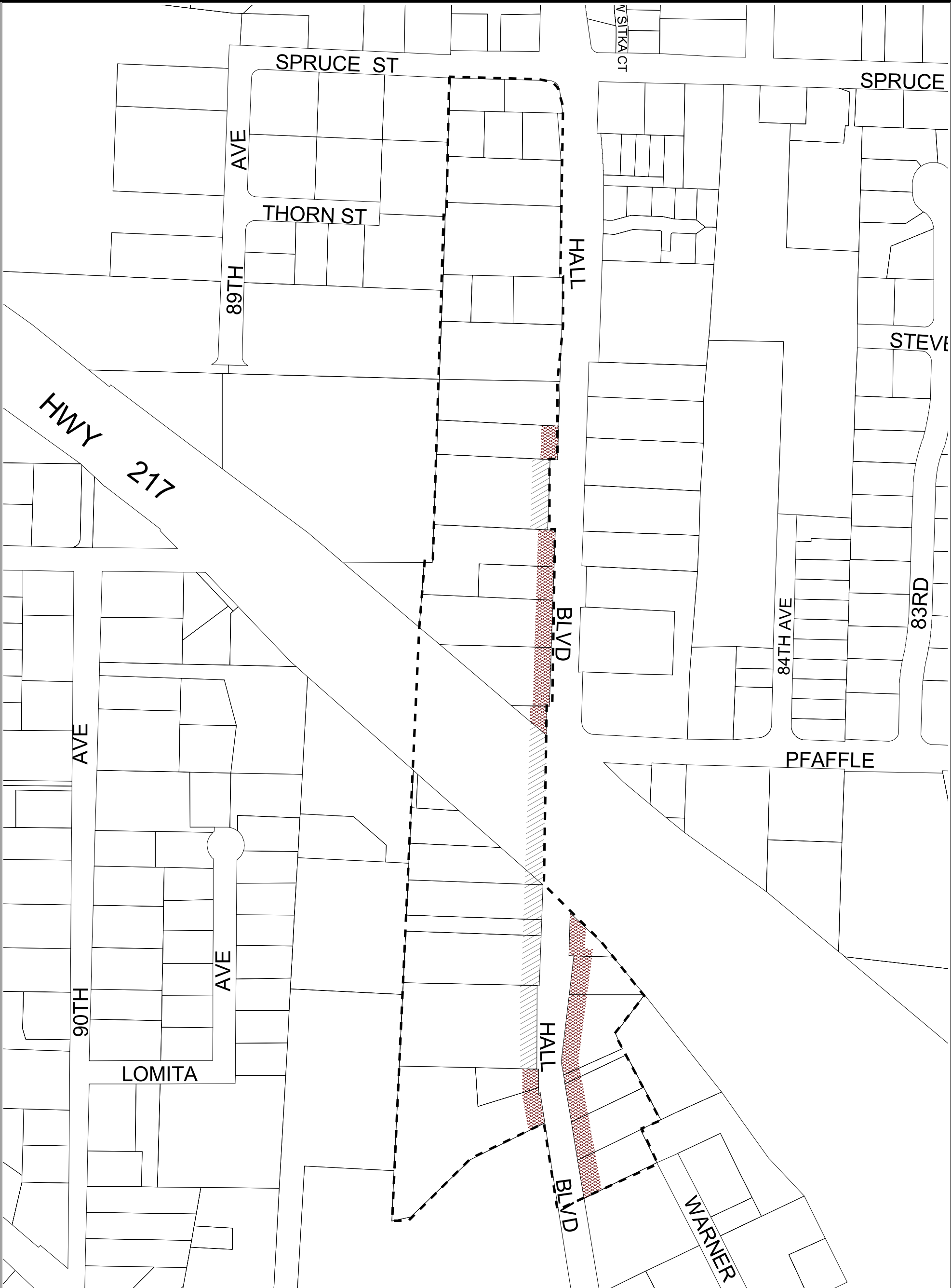
Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

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RESOLUTION NO. 02-__



City of Tigard's Geographic Information System



13125 SW Hall Blvd.
Tigard, OR 97223
(503) 639-4171

HALL BOULEVARD SIDEWALK IMPROVEMENTS

0 100 200 300 Feet



IMPROVEMENTS	
	EXISTING SIDEWALK
	IMPROVEMENTS
	SERVICE AREA

This map was derived from several data-sources.
The City can not be held responsible for any errors.
Therefore, there are no warranties for this product.



C i t y o f T i g a r d ' s G e o g r a p h i c I n f o r m a t i o n S y s t e m

COMMERCIAL STREET SIDEWALK IMPROVEMENTS




13125 SW Hall Blvd.
Tigard, OR 97223
(503) 639-4171


0 50 100 150 200 Feet


1"= 145 feet




Legend


 IMPROVEMENTS

 COMMERCIAL PARK

 COMMERCIAL TRAIL

 RAILROADS

This map was derived from several data-sources.
The City can not be held responsible for any errors.
Therefore, there are no warranties for this product.

**BONITA AREA
PARK IMPROVEMENTS** Service Area Park Improvements

0 100 200 300 400 Feet
1" = 300 feet



Information on this map is for general location only and
should be verified with the Development Services Division.
13125 SW Hall Blvd
Tigard, OR 97223
(503) 639-4171
<http://www.ci.tigard.or.us>

AGENDA ITEM # _____
FOR AGENDA OF September 24, 2002

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Adoption of SEIU-OPEU Local 503 Memorandum of Understanding Regarding Health Insurance Reopener

PREPARED BY: Sandy Zodrow DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Should the Council adopt the negotiated Memorandum of Understanding regarding Article 12, BENEFITS, Section 2 of the SEIU-OPEU Local 503 Collective Bargaining Agreement, including new City maximum insurance contributions for July 1, 2002, and authorize the City Manager to sign

STAFF RECOMMENDATION

Approve the proposed Memorandum of Understanding and authorize the City Manager to sign

INFORMATION SUMMARY

As Council is aware, the City and OPEU have been in negotiations as a result of the health insurance reopener clause in the current collective bargaining agreement with OPEU for the last several months. We have visited with your Council on a number of occasions to update you on the status of these efforts. We received word the week of September 2nd that OPEU has agreed to the City's last offer, and that they will obtain their membership's ratification on September 12th. This settlement represents the same health insurance benefit which your Council recently approved for the Management Group Employees. This Memorandum includes new City maximum insurance contributions effective July 1 (for August 2002 premiums) and the continuation of a Health Plan Committee to review health insurance options and cost issues.

OTHER ALTERNATIVES CONSIDERED

Various options were discussed in the context of the collective bargaining process

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Not applicable

ATTACHMENT LIST

Resolution
Attachment A, Memorandum of Understanding

FISCAL NOTES

Funds are currently budgeted in all departments for health insurance premiums

CITY OF TIGARD, OREGON

RESOLUTION NO. 02-_____

A RESOLUTION ADOPTING SEIU-OPEU LOCAL 503 AND CITY MEMORANDUM OF UNDERSTANDING REGARDING HEALTH INSURANCE REOPENER

WHEREAS, Article 12, Benefits, Section 2 of the SEIU-OPEU Local 503 collective bargaining agreement with the City of Tigard provides for a health insurance reopener,

WHEREAS, the City and SEIU-OPEU have been negotiating for the last several months over the issue of health insurance,

WHEREAS, the City and SEIU-OPEU have reached an agreement as indicated in Attachment A, Memorandum of Understanding,

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1. The Memorandum of Understanding as indicated in Attachment A is adopted and the City Manager is authorized to sign on behalf of the City

SECTION 2. This resolution is effective July 1, 2002 (for August 2002 premiums).

PASSED: This _____ day of _____ 2002.

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

MEMORANDUM OF UNDERSTANDING

In recognition of increases in health insurance premium costs in excess of twenty four (24) percent effective August 1, 2002, and in resolution of the second (2nd) year health insurance reopener as provided for in Article 12, Section 2 of the collective bargaining agreement between the City of Tigard and SEIU-OPEU Local 503, which reopener option was exercised by OPEU by letter dated May 17, 2002, the parties agree to revise the City contribution rates effective July 1, 2002 (for August 2002 premiums) as follows:

1. Effective July 1, 2002, the City will make up to the following maximum insurance contributions

Class of Coverage	Maximum City Contribution
Employee Only	\$277.56
Employee + one	\$569.39
Employee + two or more	\$789.45

2. The City is committed to the creation of a Health Plan Review Committee whose purpose is to review health plan alternatives including provider options, and to make recommendations regarding cost effective measures to the City Manager and the City Council. The committee will consist of one representative from SEIU-OPEU Local 503, one representative from TPOA, one representative from the Management Professional Supervisory Group, and one member from the City's Executive Staff. Staff support provided to the Health Plan Review Committee will be from the City's Human Resources Division. The committee will meet on an as needed basis on paid City time. Final approval of any recommendations from the committee as well as any other aspect of the City's health insurance programs rests with the Tigard City Council.

Approved
SEIU-OPEU Local 503

Approved
City of Tigard

Date

Date

AGENDA ITEM # _____
FOR AGENDA OF 9-24-02

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Amendment to the Joint Funding Agreement: Integrated Water Resource Management (IWRM) Water Supply Feasibility Study

PREPARED BY: Ed Wegner DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Amendment to the Joint Funding Agreement amending the City's continued participation in the existing joint funding agreement governing the IWRM Water Supply Feasibility Study to revise the scope of work tasks and increase the City's cost share for the study from \$151,587 to an estimated \$232,318.

STAFF RECOMMENDATION

Staff recommends authorizing the City Manager to sign the agreement amending the existing contract governing the IWRM Water Supply Feasibility Study revising the scope of works tasks and increasing the City's cost share from \$151,587 to an estimated \$232,318.

INFORMATION SUMMARY

The City of Tigard is one of eleven (11) partners undertaking the IWRM Water Supply Feasibility Study. The purpose of the feasibility study is to examine alternative approaches to increasing the water supply in the basin. From the onset of the project it was anticipated that the Bureau of Reclamation (BOR) would complete a substantial part of this study in-house. The partners have been informed that BOR funding has been cut and they cannot complete their portion of the work. To keep the project on track the project managing partner, Clean Water Services has proposed the attached amendment.

The amendment will provide funding to either pay the BOR to complete their portion of the work or with their consent, shift the work to a private consultant. The amendment also will allow funding of several other components of the work that have developed since the project commenced. CWS staff is pursuing the option of receiving credit for this work against future BOR funding for the project.

OTHER ALTERNATIVES CONSIDERED

If the City were to choose not to amend the agreement our position as a partner in the project would change, likely leading to our loss of ability to obtain water rights in the project.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Completing the IWRM Water Supply Feasibility Study is the primary strategy for the goal stated in "Tigard beyond Tomorrow" addressing development of a long term source of water for the community.

ATTACHMENT LIST

1. Amendment to Joint funding Agreement

FISCAL NOTES

Total cost to the City if all changes currently identified in the amendment were to be completed will be \$80,731 which will be funded by the Water CIP fund.

**FIRST AMENDMENT
TO JOINT FUNDING AGREEMENT FOR
IWRM WATER SUPPLY FEASIBILITY STUDY**

This Amendment, dated _____, 2002, is between Clean Water Services ("District" - formerly known as Unified Sewerage Agency) a county service district formed by authority of ORS 451, The Tualatin Valley Water District, a domestic water district formed by authority of ORS 264 and the cities of Hillsboro, Beaverton, Forest Grove, Tigard, Sherwood, Tualatin, North Plains, Cornelius and Banks, all municipal corporations of the State of Oregon (Partners) and amends the parties Joint Funding Agreement – IWRM Water Supply Feasibility Study dated June 20, 2001 ("Joint Funding Agreement").

RECITALS:

1. The parties previously entered into the Joint Funding Agreement under which the parties agreed to jointly fund a study of the feasibility of alternative approaches to increasing the water supply, as well as the 'no action alternative'.
2. The parties now wish to amend the Joint Funding Agreement in order to fund additional Study tasks to complete the Water Supply Feasibility Study.

TERMS AND CONDITIONS

1. From the effective date of the Amendment, Partners shall compensate District for each party's share of the cost of the Study as provided in Section 2 of the Agreement. A revised payment schedule is included as Exhibit B.

Total payment to District for compensation for services provided during fiscal year 2002-2003 shall not exceed \$1,237,400.

2. Section 4 is amended as follows:

“\$734,000” is changed to “\$1,237,400”.

3. Exhibit A of the Joint Funding Agreement is amended as provided in Exhibit A of this Amendment.
4. This Amendment shall be effective upon signing of all parties.

5. Except as amended herein, the initial Joint Funding Agreement shall remain in full force and effect.

The above is hereby agreed to by the parties and executed by the duly authorized representative below:

CLEAN WATER SERVICES

APPROVED AS TO FORM:

By: _____

By: _____

District General Counsel

Date: _____

TUALATIN VALLEY WATER DISTRICT

APPROVED AS TO FORM:

By: _____

By: _____

Attorney

Date: _____

CITY OF HILLSBORO

APPROVED AS TO FORM:

By: _____

By: _____

Attorney

Date: _____

CITY OF BEAVERTON

APPROVED AS TO FORM:

By: _____

By: _____

Attorney

Date: _____

~~CITY OF FOREST GROVE: APPROVED AS TO FORM:~~

By: _____

Date: _____

By: _____

Attorney

CITY OF TIGARD

APPROVED AS TO FORM:

By: _____

Date: _____

By: _____

Attorney

CITY OF SHERWOOD

APPROVED AS TO FORM:

By: _____

Date: _____

By: _____

Attorney

CITY OF TUALATIN

APPROVED AS TO FORM:

By: _____

Date: _____

By: _____

Attorney

CITY OF NORTH PLAINS

APPROVED AS TO FORM:

By: _____

Date: _____

By: _____

Attorney

CITY OF CORNELIUS

APPROVED AS TO FORM:

By: _____

Date: _____

By: _____

Attorney

CITY OF BANKS

APPROVED AS TO FORM:

By: _____

By: _____

Attorney

Date: _____

Exhibit A (First Amendment)

TUALATIN BASIN WATER SUPPLY FEASIBILITY STUDY

Scope of Work Tasks (Revised and additional Tasks)

August 16, 2002

Task 400 – Economics

1. Conduct Principles and Guidelines for National Economic Development benefits-cost analysis
2. Conduct Principles and Guidelines for Regional Economic Development benefits-cost analysis
3. Conduct Repayment Analysis
4. Write Economic affected environment
5. Conduct impact analysis
6. Revise economic input in response to comments

Task 900 – Social and Environmental Justice

1. Affected Environmental/Existing conditions
2. Environmental Consequences/Impact Analysis
3. Review drafts and respond to comments

Task 1200 – Cultural Resources

1. Conduct background research/initial information gathering.
 2. Conduct data collection/file search.
 3. Draft affected environment section.
 4. Evaluate alternatives/draft environmental consequences section.
 5. Consult with SHPO.
-

6. Consult with Native Americans.
7. Attend team meetings.
8. Review and revise drafts.
9. Respond to public comments.
10. Conduct site visit to project area.

Task 1300 – Resources Management (Project Management)

1. Coordinate with BOR management and staff on federal funding process and review of tasks.
2. Coordinate and administer governmental affairs contractor for the federal funding process.
3. Develop action plan for seeking congressional appropriations and federal agency grant processes.

Task 1400 – Sain Creek Tunnel Analysis (new task)

1. Gather and review technical information on the geologic and seismicity in the area of the tunnel.
2. Assess potential water yield and its impact on reservoir filling. Describe tunnel hydrology and operational parameters.
3. Evaluate the potential of hydropower benefits of alternative tunnel configurations.
4. Evaluate daily streamflows in upper watershed, including quantifying the flood control benefit of the tunnel.

Task 1500 – Climate Change Survey for Water Demands (new task)

1. Evaluate climate changes models and determine potential general climate change trend.
2. Based on climate change information, determine impacts to streamflows and current hydrology.
3. Evaluate and review water supply impacts from climate-altered streamflows.
4. Summarize the climate change elements as related to water demand and present management implications.

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Joint Water Commission Agreement - Raw Water Pipeline Alternatives Analysis Study

PREPARED BY: Ed Wegner DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Shall the City Council authorize the City Manager to sign an agreement with the Joint Water Commission (JWC) to begin the engineering project to construct a raw water pipeline which will connect Henry Hagg Lake with JWC Treatment Plant.

STAFF RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to sign the agreement and process any change orders up to the limits established by City Ordinance.

INFORMATION SUMMARY

Tigard has been invited to participate with the JWC capital improvement project which will provide additional capacity to the system. This project will be to evaluate and determine a preferred alignment of a large diameter raw water pipeline from Scoggins Dam to the JWC Water Treatment Plant located on the Tualatin River south of the City of Forest Grove. The raw water pipeline project has an estimated cost of \$32,700,000 and will be completed by 2008. The study will include public involvement, environmental assessments, construction issues and cost comparisons.

If Tigard continues to remain a partner in the project, Tigard will have the opportunity to join the JWC on a limited basis and later on with some level of water rights associated with the project. These actions will be known and committed to in an agreement prior to the next engineering and construction contract, anticipated in approximately one year.

OTHER ALTERNATIVES CONSIDERED

Discontinue participation with this project at this time.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Tigard Beyond Tomorrow, Urban and Public Services Goal #1 - Water states "actively participate in regional development of drinking water sources"

ATTACHMENT LIST

- Joint Funding Agreement
- Excerpt - JWC CIP Plan

FISCAL NOTES

Tigard's share of this project is estimated to be \$75,510.

JOINT FUNDING AGREEMENT

RAW WATER PIPELINE ALTERNATIVES ANALYSIS STUDY

This Agreement, dated _____, 2002, is between the Hillsboro - Forest Grove -Beaverton - Tualatin Valley Water District Joint Water Commission (JWC), an intergovernmental agreement formed under the provisions of ORS 190.003ORS 190, the Cities of Beaverton, Forest Grove, Hillsboro, and Tigard, all municipal corporations of the State of Oregon and Tualatin Valley Water District, a domestic water supply district organized under ORS Chapter 264, and Clean Water Services, a county services district formed by authority of ORS 451.

RECITALS

1. The parties acknowledge that new water sources, the efficient use of water, and the protection of water quality will be necessary in order to meet the needs of domestic, commercial, industrial, and agricultural users within the Tualatin Basin, as well as water quality and quantity needs of the Tualatin River;
2. The parties wish to enter into an agreement under which the parties shall jointly fund a study of feasibility for a raw water pipeline from Scoggins Dam to the JWC water treatment plant that will increase the efficient use of the existing water in Henry Hagg Lake, will transport future expanded water available in Hagg Lake should it be expanded, and increase the raw water quality of Hagg Lake to the JWC water treatment plant by reducing turbidity, potential to stream pollution from agricultural or industrial runoff, accidental release of chemicals and/or acts of terror.
3. The parties hereto have the authority to enter into this agreement pursuant to their agency's applicable rules and regulations.

TERMS AND CONDITIONS

1. Project Description

This phase of the project will be to evaluate and determine a preferred alignment of a large diameter raw water pipeline from Scoggins Dam to the JWC water treatment plant located on the Tualatin River south of the City of Forest Grove. The study will include public involvement, environmental assessments, construction issues, and cost comparison of various routes. The result of the study is to determine a preferred alignment route, pipeline(s) size (s), potential partners who may move forward with the design and construction of the project and determine the necessary permits associated with the project. The project team will also do enough preliminary work to identify issues that need to be considered during the design phase to ensure that the line can be extended into the east Hillsboro area where a second water treatment plant may be located someday. The study shall identify issues associated with the connection of the pipeline to the Scoggins Dam facility and to the JWC water treatment plant process line.

2. Cost Share

Each party's share of the cost of the study shall be proportional to the amount of water to be transported from Henry Hagg Lake to the JWC water treatment plant after a Scoggins Dam raise. The cost for each party shall be equal to the percentage indicated below:

FY 02-03						
RAW WATER PIPELINE PROJECT						
AGENCY PARTICIPATION						
AGENCY	EXISTING ACRE FEET	PROPOSED ACRE FEET	TOTAL ACRE FEET	ACRE FEET (PIPED)	% OF PIPE CAPACITY	COST
Beaverton	4,000	3,600	7,600	7,600	13.42	\$60,390.00
CWS	12,618	15,000	27,618	15,000	26.5	\$119,250.00
Forest Grove	4,500	900	5,400	5,400	9.54	\$42,930.00
Hillsboro	5,000	4,600	9,600	9,600	16.98	\$76,410.00
Tigard	0	9,500	9,500	9,500	16.78	\$75,510.00
TVWD	0	9,500	9,500	9,500	16.78	\$75,510.00
TOTALS	26,118	43,100	69,218	56,600	100%	\$450,000.00

The size and scope of this project is dependent on the expansion of Henry Hagg Lake and other potential owner(s) of the increased water that the expansion would create. Therefore the actual amount and percentage of final cost of the project, after this initial study, will be determined by overall ownership of the raw water systems and the actual number of parties who may participate in the project as determined under a separate or supplemental agreement.

3. Project Management

The parties agree that the JWC shall be the Project Manager for the study, and shall seek and retain such contracted services as may, from time to time, be necessary to carry out the work of the study. JWC will seek and retain such services through a Request for Proposals process. A draft scope of work for the study is included as Exhibit A. JWC shall pay such bills and invoices as may be deemed proper and appropriate and upon payment thereof shall deliver invoices to the parties to this agreement in the applicable percentages as set forth in section 2 above. Each party shall pay such invoice(s) within thirty (30) days of receipt and shall pay such invoice even if there is a question to resolve with JWC. All questions that cannot be resolved between a party and JWC shall be submitted to all the parties to this agreement for resolution.

4. Voluntary Termination of Party

Except as otherwise indicated in this section, no party may terminate its rights and obligations under this agreement, except for breach of this agreement or upon payment of its allocated share as set forth in Section 2, or until the study is completed, whichever ever occurs first. A party may terminate its rights and

obligations if another party to this agreement agrees to assume the party's rights and obligations and the other parties approve such termination. No transfer of rights or obligations under this section shall include a profit to any party.

5. Amendments

This agreement may be amended if each party concurs in the proposal. Such amendment must be in writing and signed by an authorized representative of all parties and approved by the JWC.

6. Assignment

No party shall have the right to assign its interest in this agreement (or any portion thereof) without prior written consent of all others parties and approval of the JWC.

7. Severability

In case one or more of the provisions contained herein should be held invalid, illegal, or unenforceable in any respect, validity, legality and enforceability of the remaining provisions contained shall not in any way be effected or implied thereby.

8. Notices

Any notice deemed necessary by the project manager or by any representative party shall be given in writing to the designees of each party by either hand delivery or by United States Mail, first class postage prepaid or by e-mail if return is acknowledged.

9. Attorney Fees

If any dispute should arise under this agreement the prevailing party/parties shall be entitled to such reasonable attorneys fees as may be awarded by any trial court or arbitrator and including any appeal therefrom.

10. Binding Effect and Indemnity

All obligations undertaken in the course of the project by the JWC with any third party contractor shall be deemed to be the joint obligation of all parties. For all other acts or omissions each party hereto agrees to indemnify the other, their governing bodies, officers, agents, employees, and consultants from and against all claims, demands, penalties, and such causes of action of any kind or character, including the cost of defense and attorney fees, arising in favor of any person or entity on account of personal injury, death, or damage to property resulting from the sole negligent acts or omissions of the entity or one under its control.

11. Authorship; Legal Review

This agreement shall not be construed for or against any party by reason of the authorship or alleged authorship of any provision. Each party is encouraged to obtain the advice of legal counsel before signing this agreement.

12. Signature Page

City of Beaverton

By:_____

City of Forest Grove

By:_____

City of Hillsboro Utilities Commission

By:_____

City of Tigard

By:_____

Tualatin Valley Water District

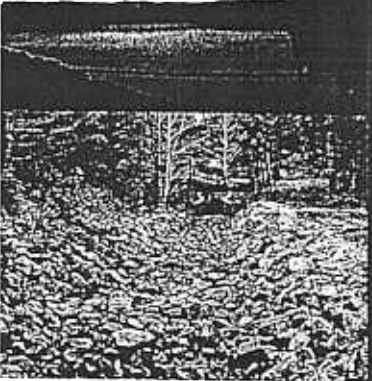
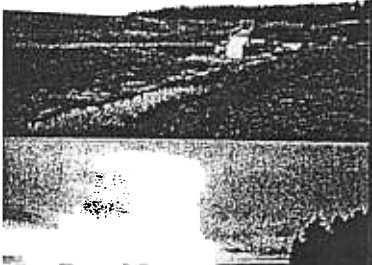
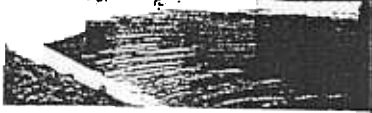
By:_____

Clean Water Services

By:_____

Hillsboro - Forest Grove - Beaverton-
Tualatin Valley Water District
Joint Water Commission

By:_____



40-Year Capital Improvement Plan

June 2002

Prepared by:

Economic and Engineering Services, Inc.

111 SW 5th Avenue, Suite 1670

Portland OR. 97204



Joint Water Commission

3.2 Existing and Future Demands

Provided in Table 3-3 are the demand projections for the various participants of the JWC. These projections are based on demand forecast as provided by each participant.

Table 3-3 Joint Water Commission Peak Day Demands (mgd)					
Entity	2000	2005	2010	2020	2040
Forest Grove	4.62	5.54	6.60	8.52	11.62
TVWD	6.00	9.00	20.00	30.00	30.00
Beaverton	16.17	17.93	19.67	22.27	26.01
Hillsboro	17.90	31.90	46.33	46.90	54.70
Total JWC					
Tigard					
Others					
	44.69				

The numbers shown reflect the individual demands of each participant with respect to the needs supplies from the JWC and its production facilities. As shown, peak day demands are expected to more than double by Year 2020 and grow to as much as 120 MGD over the next forty years. Accordingly, this demand will establish the basis for capital improvement planning over that same period, resulting in substantial need for improvements in raw water storage and conveyance, treatment, and finished water storage and transmission. A summary of the demand projections is shown graphically in Exhibit 3-1.

3.2.1 Raw Water Storage and Conveyance Needs

Sufficient raw water storage is a critical factor in meeting peak day demands in the summer time. The JWC now relies on a 180-day summertime planning period (May 15 - November 15) in which its members expect to use approximately 62.5% of annual water demand. Under present projections, the members of the JWC are expected to exceed current available raw water holdings by the year 2008, at which time summer time demands will increase beyond net available water in both Barney and Scoggins reservoirs. This estimate, however, does not include an accounting for the losses associated with the "call for and release" of raw water from either storage facility. Here, "blow-by" and "in-plant" loss may add as much as 30% raw water loss from both Barney and Scoggins reservoirs (on average) over the summer time period. Hence, the need for future additional raw water quantities is relatively critical. That need, however, is offset by additional "natural flow" volumes that are annually available during the early and latter portions of

the summer time water supply season. Because of that fact, it is difficult to estimate a relatively accurate time for which additional raw water may be needed. Nevertheless, a reasonable estimate under current knowledge would suggest that substantial additional raw water sources would need to be in place by 2008-2012. A summary of those estimates is shown in Exhibit 3-2.

In addition, the JWC will need to address the losses posed by "blow-by" and "in-plant" operation by constructing a new raw water pipeline from Scoggins reservoir to the existing treatment plant. This new pipeline could also be used to serve raw water into locations to the east, in the area on the southeastern side of the City of Hillsboro where a second treatment plant might be located. This new pipeline would also resolve any conveyance problems associated with flows in the Tualatin River

3.2.2 Water Treatment Needs

The existing water JWC treatment plant is rated for a firm capacity of 60 MGD and limited peak period output of 70 MGD. As demands on the system, the need for additional treatment will increase accordingly. Present day projections indicated an immediate need for additional treatment capacity. Build out of the plant is expected to occur under a series of phased expansion. The first would increase the existing plant capacity by 20 or 30 MGD, resulting in a peak capacity between 80 and 100 MGD. Subsequent improvements would depend on the availability of additional summer raw water sources. The proposed treatment plant upgrades as compared to projected demand is shown in Exhibit 3-3.

If added raw water becomes available (e.g. expansion of Scoggins Reservoir), then two options will need to be considered under the next round of treatment plant expansions: (1) build the remaining treatment plant expansion at the existing plant location or (2) site and construct a second, separate treatment plant. The first option would see an additional 100 MGD capacity being added to the existing treatment plant, giving it an ultimate capacity between 160 and 180 MGD. Questions, however, remain as to whether or not there is adequate room and/or land available at the existing location to complete this option. Alternatively, a second treatment plant could be built that offers the added advantage of a separate facility (i.e. reduced vulnerability) that could be located to the east, near the southwestern portion of the City of Hillsboro. The latter option would be made available as part of construction of an extended raw water pipeline from Scoggins.

AGENDA ITEM # _____
FOR AGENDA OF September 24, 2002

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Rejection of Bid Proposals for the Construction of Embedded Crosswalk Lighting System on Bonita Road (at Milton Court)

PREPARED BY: Vannie Nguyen DEPT HEAD OK: A.P. Duenas CITY MGR OK: Bill Monahan

ISSUE BEFORE THE COUNCIL

Shall the Local Contract Review Board reject all bid proposals for the construction of Embedded Crosswalk Lighting System on Bonita Road (at Milton Court)?

STAFF RECOMMENDATION

Staff recommends that the Local Contract Review Board, by motion, reject all bid proposals for the construction of Embedded Crosswalk Lighting System on Bonita Road (at Milton Court).

INFORMATION SUMMARY

In FY 1999-2000, the Capital Improvement Program proposed a pilot program to install embedded crosswalk lighting systems at several locations in the City. Since then, four crosswalk lighting systems have been installed at Walnut Street (at Grant Avenue), 121st Avenue (at Katherine/Lynn Street), 121st Avenue (at Springwood Drive) and Main Street (at existing bridge).

Installation of crosswalk lighting systems at these locations has proved effective in protecting pedestrians from oncoming two-way traffic while crossing at the intersections. So far, the crosswalks have been widely used by students as well as the local community.

The project was advertised for bids on August 26, 2002. The bid opening was conducted on September 9, 2002 and the bid results are:

Electrical Construction	Albany, OR	\$55,735.00
R.J. Rouse Electric	Tualatin, OR	\$56,400.00
Highlite Construction	Brush Prairie, WA	\$65,295.39
All Concrete Specialties	Vancouver, WA	\$78,964.00
Colvico	Spokane, WA	\$92,498.00
Engineer's Estimate		\$42,000

The low bid from Electrical Construction is significantly higher than the Engineer's Estimate by approximately \$13, 800. Bid item "Embedded Crosswalk Lighting System" was bid at 165% higher than the City's estimated cost for the materials. This item involves furnishing and installation of all electrical items associated with the

construction of crosswalk lights of the project. Staff feels that the Contractor has excessively marked up the price of the lighting system, which is typically bid at 100% higher than the cost of materials.

Since the project was bid extremely high, staff recommends rejection of the bids. Upon approval of rejection of these bid proposals, staff intends to re-bid the project in the spring next year. Bidding in the spring should provide better competition and hopefully much lower bids.

OTHER ALTERNATIVES CONSIDERED

N/A

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

N/A

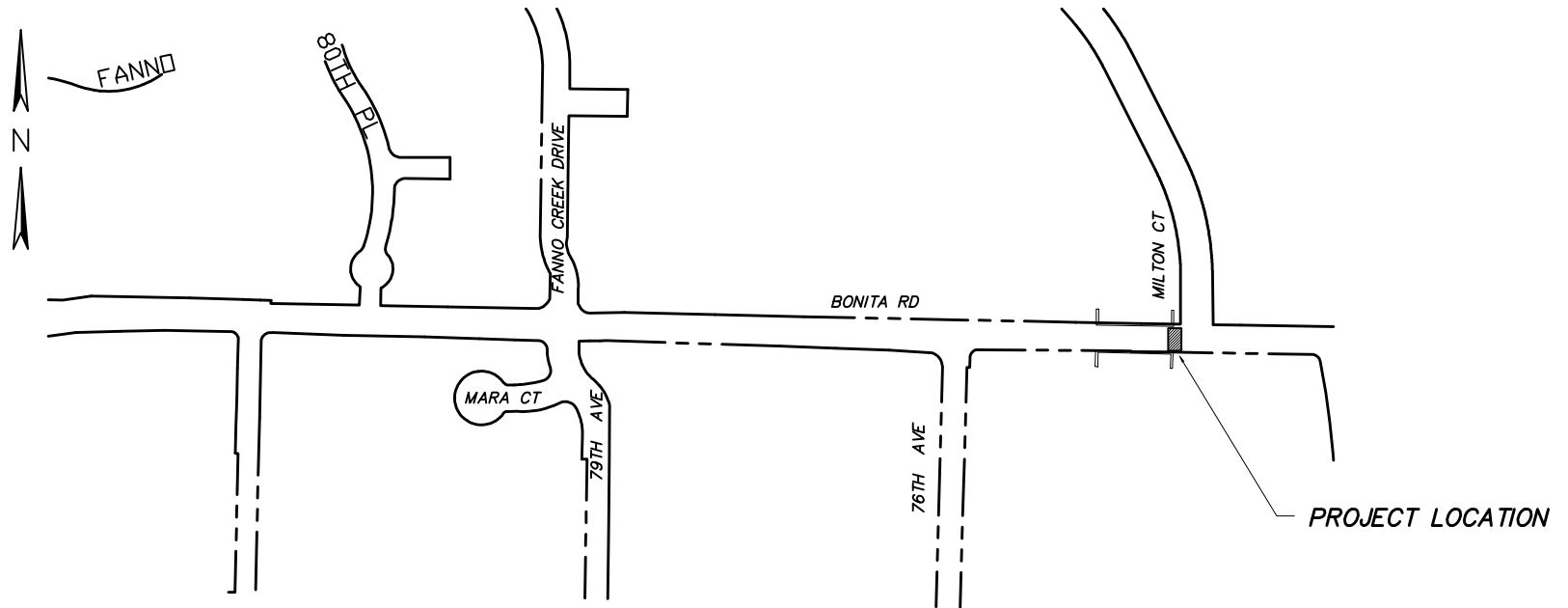
ATTACHMENT LIST

Project location map

FISCAL NOTES

This project is funded from the State Gas Tax fund in the amount of \$25,000 in the FY 2002-03 CIP Embedded Crosswalk Lights and in the amount of \$140,400 in the Park SDC for the Bonita Park project.

BONITA ROAD
EMBEDDED CROSSWALK LIGHTING INSTALLATION
AT MILTON COURT



VICINITY MAP

AGENDA ITEM # _____
FOR AGENDA OF 9/24/02

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Council recognition of Coe Manufacturing for providing private property to build "Potso Dog Park".

PREPARED BY: Dan Plaza DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

City Council is being asked to extend the City's appreciation, by way of a Resolution, to Coe Manufacturing for allowing the City to build a dog park on Coe Manufacturing's property. This has been an excellent example of the spirit of a public-private partnership.

STAFF RECOMMENDATION

Staff recommends that City Council adopt the Resolution recognizing Coe Manufacturing for providing four-acres of land at their Tigard facility to build "Potso Dog Park".

INFORMATION SUMMARY

The Dog Park Committee has been functioning for over two-years. Their primary focus has been to promote the creation of dog parks within the City of Tigard. Their efforts pertaining to the public-private partnership between the City and Coe Manufacturing were *exemplary*. They contacted Mr. Alan Knokey, General Manager and Vice-President of Sales, to explore the idea of locating a dog park on approximately four-acres of Coe Manufacturing property. Mr. Knokey was supportive and cooperative and worked closely with committee members and City staff. The project required a Conditional Use Permit, which was secured on April 29, 2002. The groundbreaking ceremony was held on May 16. Construction began in late June and Potso Dog Park was opened to the public on July 20. The new Dog Park will help meet the outdoor recreation needs of Tigards's dog owners as it provides an off-leash area where dogs can run in a safe environment.

OTHER ALTERNATIVES CONSIDERED

n/a

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Urban and Public Services, Recreation #1, "providing opportunities for the Tigard community."

Parks and Greenways #2, Strategy, "acquire and develop park land."

ATTACHMENT LIST

RESOLUTION recognizing Coe Manufacturing for providing four-acres of land at their Tigard facility to build “Potso Dog Park”.

FISCAL NOTES

The 10-year lease agreement between the City and Coe Manufacturing does *not* include any monetary rent for use of the four-acres and 16 parking spaces.

CITY OF TIGARD, OREGON

RESOLUTION NO. 02-_____

A RESOLUTION RECOGNIZING COE MANUFACTURING FOR PROVIDING FOUR-ACRES OF LAND AT THEIR TIGARD FACILITY TO BUILD "POTSO DOG PARK."

WHEREAS, Coe Manufacturing has agreed to lease four-acres of property to the City of Tigard to be used as a dog park for off-leash dogs, and

WHEREAS, Mr. Alan Knokey, General Manager and Vice-President of Sales, has gone out of his way to assist the Dog Park Committee and the City of Tigard in making the dream of "Potso Dog Park" become a reality, and

WHEREAS, Coe Manufacturing and the City of Tigard created a public-private partnership that enabled the City to provide the residents of the City of Tigard a "long awaited" dog park, and

WHEREAS, this public-private partnership further enabled the City to be a leader in the progressive development and care of attractive and hospitable places for its citizens, and

WHEREAS, this partnership allowed the City to offer a unique opportunity for people and their dogs to enjoy friendship, laughter and a sense of well-being.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION ONE. The City of Tigard is grateful and appreciative to Coe Manufacturing and Mr. Alan Knokey for generously providing four-acres of property to be used as a Dog Park for the Citizens of Tigard.

SECTION TWO. This resolution is effective immediately upon passage.

PASSED: This 24th Day of September, 2002

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

Agenda Item No.: 6
Meeting of: September 24, 2002

Packet Materials for

**Local Contract Review Board to Consider
Award of the
Construction Manager/General Contractor
Contract for the New Library Project**

will be available in hard copy on Friday, September 20, 2002 and
will be delivered to City Council in their Friday mail packet

Contact the City Recorder's Office at 503-639-4171
for more information

AGENDA ITEM # _____
FOR AGENDA OF September 24, 2002

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Update on the Washington County Event Complex Measure

PREPARED BY: Bill Monahan DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Hear a presentation by Washington County Fair Director on the Event Center Capital Improvement Proposal which is on the November, 2002 ballot.

STAFF RECOMMENDATION

Staff recommends that the City Council meet with the Washington County Fair Director and hear the details of the capital improvement proposal.

INFORMATION SUMMARY

Washington County Fair Director Don Hillman will present details on the capital improvement proposal which the Washington County Commissioners have placed on the November, 2002 ballot. The measure would authorize \$40 million in general obligation bonds at a proposed tax rate of \$.095 per \$1,000 assessed value. Funds would be used to build a new main exposition hall, an exposition annex, and an arena/amphitheater.

OTHER ALTERNATIVES CONSIDERED

Do not hear the presentation.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

The county fairgrounds are not within the City of Tigard.

ATTACHMENT LIST

Materials presented to the Washington County Board of Commissioners on June 25, 2002:

Attachment 1 – Event Center Capital Improvement Proposal

Attachment 2 – Event Center Ballot Title

Attachment 3 – Event Center Explanatory Statement

Attachment 4 - County event center web page materials

FISCAL NOTES

None to the City, if passed, property owners would be impacted by \$.095 per \$1,000 valuation.



WASHINGTON COUNTY

OREGON

**Event Center
Capital Improvement Proposal**

Prepared for the Washington County Board of Commissioners

Submitted by Charles D. Cameron
County Administrator
Washington County
June 25, 2002

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Executive Summary

This report provides the Washington County Board of Commissioners with information regarding a proposed \$40,000,000 November 2002 general obligation bond measure to fund the capital costs of an Event Center on public land at the current Washington County Fairgrounds site.

An Event Center Task Force comprised of business, citizen, elected and appointed leaders recommends this measure, with a projected rate of \$.095 per \$1,000 assessed valuation. This equates to \$15.01 in additional property taxes in the levy's first year (2003) for the owner of a typical home with an assessed value of \$158,000.

This proposal includes three main new facilities in Washington County to grow the exposition, entertainment and recreation industries in the county:

- 1) A Main Exposition Hall
- 2) An Exposition Annex
- 3) An Arena/Amphitheater

Additional improvements would include an adjacent Commons Area, approximately 3,300 improved parking spaces for visitors and exhibitors, and stables with auction and show rings.

Project Overview

The proposed Washington County Event Center would be a group of facilities designed to attract exposition, entertainment and recreational events on a year-round basis. Located on the existing County Fairgrounds and adjacent public land, the facilities would provide exhibit space for a variety of shows, including car, boat, home and garden, RV, arts and crafts, antique and electronic shows. The facilities would serve as a site for community events such as charitable auctions, graduations and job fairs. Entertainment events such as sports matches or performances would also take place at the Event Center. The facilities would serve as the new home for the annual Washington County Fair and Rodeo.

The Event Center would be a campus of facilities, including:

- 1) **Main Exposition Hall** consisting of approximately 86,400 square feet of dividable floor space, concessions, kitchen facilities and restrooms. The Main Hall would be designed for consumer shows, trade shows and community events. The Main Hall would have high ceiling clearance, a minimum number of support columns, and include administrative offices and some meeting space. During the fair, it would accommodate exhibits such as arts and crafts, floral and baked goods.
- 2) **Exposition Annex** consisting of approximately 50,000 square feet of dividable floor space. The Exposition Annex and Main Hall would function as one building for large shows, or could be divided into smaller spaces for smaller shows. Using proven designs of similar facilities around the country, the Annex would hold livestock and agricultural shows during the fair.
- 3) **Arena/Amphitheater** with grandstand seating for approximately 2,500 and capacity for an additional 3,000 festival seats on the arena floor. Replacing the fairgrounds' existing arena and amphitheater, it would be suited to hosting community events, sporting events and performances, including the annual County Rodeo.
- 4) **Commons Area**, a 125,000 square foot outdoor community greenspace for events and festivals, such as sidewalk sales, farmers' markets and picnics. A covered outdoor walk would connect the buildings and provide shelter from the weather. The Commons Area could hold the fair's midway and carnival.

Additional improvements would include approximately 3,300 improved parking spaces for visitors and exhibitors, and a stable with adjacent auction and show rings.

Costs for the facilities, including site development, facilities design, construction and all other related costs would be \$40,000,000. Operations of the facilities are expected to cost about \$2,000,000 a year and will be self-supporting. While the Washington County Fair and Rodeo would not be charged rent, all other events would pay to use the facilities and parking. Concessions and catering would also be expected to generate revenue. Total annual revenue is estimated to be \$2,000,000, for a net positive cash flow of about \$200,000 per year.

Capital Cost Estimate

A capital cost estimate for the proposed Event Center was developed based upon the recent experience of Portland MERC (Metropolitan Exposition-Recreation Commission) in designing and constructing a new exposition hall at the Portland Expo. The estimate uses actual costs experienced by MERC. Estimates were prepared for site development, facility construction, ancillary soft costs, furniture, fixtures and equipment, an extension of Grant Street, costs associated with bond issuance, and an inflation adjustment.

SITE DEVELOPMENT	Spaces	Acres	
BUILDING DEVELOPMENT		10	\$ 1,500,000
PARKING DEVELOPMENT			
	East	1,790 14.8	\$ 1,275,000
	West	1,120 9.3	\$ 1,610,000
	North	<u>365 2.8</u>	<u>\$ 420,000</u>
Subtotal		3,275 36.9	\$ 4,805,000
FACILITIES DEVELOPMENT			
MAIN EXPOSITION HALL			
Lobby, Meeting Rooms	18,000 SF		\$ 2,000,000
Display	86,400 SF		\$ 9,000,000
Concessions, Restrooms	4,200 SF		\$ 500,000
Storage, Loading	15,000 SF		\$ 500,000
Canopy			<u>\$ 500,000</u>
	123,600 SF		\$ 12,500,000
EXPOSITION ANNEX			
Display	48,600 SF		\$ 5,000,000
Restrooms	1,800 SF		\$ 250,000
Link	1,800 SF		\$ 150,000
Canopy			<u>\$ 150,000</u>
	52,200 SF		\$ 5,550,000
ARENA/AMPHITHEATER			
Fixed Seating (2,500), Aisles	2,000 SF		\$ 3,000,000
Press Box	800 SF		\$ 100,000
Concessions, Restrooms	4,200 SF		\$ 250,000
Storage	<u>3,000 SF</u>		<u>\$ 100,000</u>
	10,000 SF		\$ 3,450,000
Multi-Use Field	86,400 SF		\$ 500,000
Show Ring	5,400 SF		\$ 150,000
Auction Ring	<u>5,400 SF</u>		<u>\$ 150,000</u>
	97,200 SF		\$ 800,000
Equestrian Stables			
Stalls (54)	14,400 SF		\$ 750,000
Storage	<u>1,800 SF</u>		<u>\$ -</u>
	16,200 SF		\$ 750,000
Subtotal			\$ 23,050,000
OTHER COSTS			
A/E FEES & SOFT COSTS @ 1.17%			\$ 4,707,796
FURNITURE, FIXTURES & EQUIPMENT			\$ 1,500,000
GRANT STREET EXTENSION ¹			\$ 1,000,000
OVERFLOW PARKING SITE PREP			\$ 1,600,000
ISSUANCE COSTS/FEES			\$ 475,000
YEAR OF EXPENDITURE (4%)			<u>\$ 2,862,204</u>
Subtotal			\$ 12,145,000
TOTAL COSTS			\$ 40,000,000
¹ Assumes project pays for one-half of 5,500 foot 2-lane through street (One-half of 3-lane collector would cost \$2,577,240)			

Operating Cost Estimate

Event Center project staff, in collaboration with staff of the Portland MERC (Metropolitan Exposition-Recreation Commission) and Washington County Fair and Rodeo, developed a financial operating pro forma for the Event Center. The operating pro forma is based in part on MERC experience in operating the Portland Expo and in part on information particular to the proposed Washington County facility itself.

The working assumptions of the pro forma included the following points:

- This is not a detailed market study – it is a series of working assumptions based on existing business experience.
- The Event Center would have 135,000 square feet of primary exhibit hall space.
- The Event Center would have a 50% average occupancy rate per year (based on event-day analysis typically used in the industry).
- Event Center rental rates would be set at approximately 5 cents per square foot for exhibition space (Expo currently at 5.3 cents per square foot).
- Fair operations (including tax subsidies) would not be budgeted as facility revenues or expenditures. The Fair would reimburse the Event Center for all costs, including overhead, and the Event Center would show no net revenues or expenditures as a result of Fair operations.
- All non-Fair events would be charged rent.
- Overall facility revenues and expenditures on a per-square-foot basis would be roughly the same between the MERC Expo and the Washington County Event Center.
- There would be a fee for all parking. A \$4 rate was assumed.
- All concessions and catering service outside those for the Fair would be managed as a facility profit center. The assumption is that profit would be approximately 15% of gross sales (very conservative).
- Facility operations would not be responsible for debt service on the facility's capital costs. Debt service would be paid out of GO bond revenues.
- A reduction of 7.5% was made on all revenue estimates (from MERC) as conservative measure.
- No user fees (fees paid by ticket buyers on top of the ticket price) were assumed as revenues. (Note: A 6% user fee placed on all ticket admissions could yield another \$200,000 per year in revenues. Placing the user fee on concessions and catering – as done at PGE Park – could generate another \$80,000.)
- The Event Center would begin operations with an adequate fund balance capable of generating some interest revenue.
- No concert revenue of any kind was assumed.

EVENT CENTER RESOURCES		
Rent	\$	543,250
Equipment		12,300
Concessions		762,720
Catering		193,629
Electricity		61,500
Telephone		20,500
Gas		1,025
Refuse		20,500
ATM		12,300
Parking		406,781
Labor		65,851
Misc.		820
Interest		57,874
TOTAL RESOURCES	\$	2,159,051
EVENT CENTER REQUIREMENTS		
Personal Services	\$	515,132
Materials & Services		1,396,497
Office Supplies		4,305
Operating Supplies		24,395
Subscriptions & Dues		1,341
Fuel		1,845
Maint. & Repair Supplies		17,282
Professional Services		21,156
Electricity		123,000
Water		22,550
Gas		41,000
Refuse		18,450
Telephone		12,300
M&R Services		15,608
Rentals		2,440
Ads & Notices		11,314
Printing		10,230
Typesetting		820
Delivery Service		205
Temporary Help		39,965
Uniforms		2,399
Concessions/Catering		828,839
Parking		28,475
Licenses & Permits		3,280
Travel		2,870
Staff Development		1,394
Promotion		2,358
Overhead		158,679
Capital		33,825
TOTAL REQUIREMENTS	\$	1,945,454
NET EVENT CENTER CASH FLOW	\$	213,597

Fiscal Impact

Bonds

The Event Center project would be financed using general obligation bonds, approved by the voters of the County. Voter approval provides the general obligation designation and with it comes a dedicated stream of revenue. In addition, general obligation bonds are typically viewed as the least cost method of financing due to the authority to levy taxes to repay the debt.

The bonds are intended to be issued on a tax exempt basis. This feature allows the lowest possible interest rate cost because the interest paid to bond holders is exempt from both state and federal income taxes. The tax exempt status of the bonds can be affected by the use of the proceeds of the bond issue. Certain non-government purposes may require the issuance of taxable bonds for all or a portion of the project. Taxable bonds carry a higher interest rate by an estimated 2 percentage points and therefore increase the cost of debt service.

At this time, it is envisioned that the use of bond proceeds will qualify for the issuance of tax exempt debt. It is possible that the arena/amphitheater portion of the project may require the use of taxable debt depending on the business model used. However, this portion of the project is estimated to be less than 15 percent and therefore should not have a significant impact on the cost to the taxpayer. The projected costs to the taxpayer shown below assume that 15 percent of the project will be financed with taxable bonds.

Upon sale of the bonds in July 2003, bond proceeds will be invested as part of the County's investment portfolio until the funds are needed to pay design and construction costs. Interest earned on the proceeds can be used to pay for project expenditures. If the bond proceeds and interest earnings are not spent within two years from the date of issuance, a portion of the interest earnings may have to be rebated to the federal government. This is known as arbitrage rebate. At this time, it is anticipated that all project costs will be expended within the two year spending window.

Debt Service Requirements

The County expects to issue \$40,000,000 of bonds to pay for project costs and costs of issuance, and to pay the bonds over a period of 20 years. At projected interest rates, the average annual debt service will be approximately \$3,275,000. Assuming the bonds are issued in July 2003, the first payment will be due on December 1, 2003 and the last payment will be made on June 1, 2023.

Taxpayer Impact

The County's assessed value for 2003/04 is estimated to be \$34,404,987,456. The debt service impact in the first year of the levy is estimated to be \$.095 per \$1,000 of assessed value. This translates into \$15.01 for the first year of the levy for an owner of a home valued at \$158,000.

The table below shows the projected cost to a taxpayer owning a typical home valued at \$158,000 for the first five years of the 20-year levy. County assessed value is projected to grow at 5.5 percent per year while the value of the taxpayer's home is projected to grow at 3 percent per year. As assessed value grows, the cost to the individual taxpayer declines.

Fiscal Year	Countywide Assessed Value	Annual Debt Service	Property Tax Rate	Taxpayer Cost
2001/02	\$30,911,244,093	n/a	n/a	n/a
2002/03	\$32,611,362,518	n/a	n/a	n/a
2003/04	\$34,404,987,456	\$3,275,000	\$.095	\$15.01
2004/05	\$36,297,261,766	\$3,275,000	\$.090	\$14.65
2005/06	\$38,293,611,163	\$3,275,000	\$.086	\$14.42
2006/07	\$40,399,759,778	\$3,275,000	\$.081	\$13.98
2007/08	\$42,621,746,565	\$3,275,000	\$.077	\$13.69

Current Debt Service

Washington County currently has two voter approved general obligation bond issues outstanding for which property taxes are levied. The first was for the construction of the Public Services Building. Its current outstanding balance is \$6,390,000 and the final payment will be made on December 1, 2007. The second was for construction of the Law Enforcement Center in the amount of \$60,715,000. The final payment on these bonds will be made on December 1, 2013.

The 2001/02 tax impact of the outstanding voter approved general obligation bonds was \$.27 per \$1,000 of assessed value. The addition of the Event Center debt would raise the total debt service tax impact for County general obligation debt levies to \$.365 per \$1,000 of assessed value.

Proposed Schedule

Project staff recommend to the Board of Commissioners the following milestones schedule for the proposed Event Center general obligation bond ballot measure:

Date	Event / Action
May 14, 2002	Presentation of concept to Board of Commissioners. Staff direction to finalize proposal. County Counsel direction to draft ballot title.
June 25, 2002	Public Hearing. Board consideration of Event Center plan and ballot title.
September 5, 2002	Deadline for filing ballot titles.
September 9, 2002	Deadline for filing measure arguments.
October 18, 2002	Ballots mailed by Elections Office.
November 5, 2002	Election Day

WASHINGTON COUNY EVENT CENTER GO BOND

BALLOT TITLE

Caption: Bonds for exhibition, consumer show, community event, fair, entertainment facilities.

Question: Shall County issue \$40 million of general obligation bonds to provide exhibition, consumer show, community event, fair and entertainment facilities? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

Summary

No major facility exists in Washington County for exhibitions, consumer shows, community events and entertainment.

Bonds would finance constructing, equipping and furnishing a County Event Center on the current County Fair site and adjacent public land. It would include exhibit halls, outdoor exhibition facilities, related improvements, parking and rehabilitation of some existing buildings.

The Event Center would host many types of events year-round:

- Exhibitions and consumer shows, including car, home, garden, RV, electronics, hobby, recreation shows
- Community events, including farmers markets, town halls, graduations, job fairs
- County Fair
- Entertainment, including concerts, theatrical performances

The Event Center is projected to produce enough revenue to pay its operating costs.

The estimated property tax cost is 9½ cents per \$1,000 of assessed value in the first year. The owner of a typical home with an assessed value (not market value) of \$158,000 would pay about \$15 the first year. This rate is expected to decrease over the life of the bonds.

Up to \$40 million of general obligation bonds would be issued, maturing within 30 years.

WASHINGTON COUNY EVENT CENTER GO BOND

EXPLANATORY STATEMENT

Washington County has no major facility in which to hold exhibitions, consumer shows, community gatherings or entertainment events.

Rather than reconstruct the existing fair buildings as a single-use facility, the County Board of Commissioners proposes a County Event Center that accommodates a year-round calendar of exhibitions, consumer shows, community gatherings and entertainment events for residents and businesses. The Event Center and surrounding grounds would continue to serve as the home of the County Fair. Some existing County Fair buildings would be rehabilitated.

What types of events would the Event Center offer?

The Event Center would host events year-round:

- Exhibitions and consumer shows would include car, home, garden, RV, electronics, hobby, trade and recreation shows
- Community events would include farmers' markets, town halls, graduations and job fairs
- The annual County Fair
- Entertainment events would include concerts and theatrical performances

What facilities would the Event Center include?

- **Main Exposition Hall:** It would offer approximately 86,000 square feet of dividable space, kitchen facilities, concessions, restrooms, administrative offices and meeting space. The Main Hall would be designed for consumer shows, trade shows and community events.
- **Exposition Annex:** Connected to the Main Hall, the Annex would have approximately 50,000 square feet of dividable space. The Exposition Annex and Main Hall would function as one building for large shows, or could be divided into smaller spaces for smaller shows.
- **Arena/Amphitheater:** It would have grandstand seating for approximately 2,500, with capacity for an additional 3,000 festival seats on the arena floor. The Arena/Amphitheater would be suited to hosting community events, sporting events and performances.
- **Commons Area:** Approximately 125,000 square feet in size, the Commons Area would be an outdoor community greenspace. It would provide a space for farmers markets, sidewalk sales and picnics. It would include a covered outdoor walkway connecting the buildings.

- **Parking:** Approximately 3,300 parking spaces for visitors and exhibitors.

How would the Event Center be financed?

- Washington County would issue \$40 million in general obligation bonds to finance costs of constructing, equipping and furnishing the Event Center.
- General obligation bonds are paid for by property taxes.
- The estimated property tax cost is 9½ cents per \$1,000 of assessed value in the first year. This rate is expected to decrease over the life of the bonds.
- The owner of a typical home with an assessed value (not market value) of \$158,000 would pay about \$15 the first year.
- The Event Center is projected to produce enough revenue to pay its operating costs.

Washington County, Oregon



Washington County Event Center Proposal

last modified: 07/22/2002 18:30:58

County Administrative Office
Charles Cameron, County Administrator

The Washington County Board of Commissioners has placed the **Event Center proposal** on November 2002 ballot.

Located on the existing County Fairgrounds and adjacent public land, the Event Center would be a year-round facility. It would host consumer events such as car, electronics and home & garden shows, business trade shows and meetings, job fairs, graduations, the Fair, concerts, conferences and other community gatherings. The architectural concept below looks south through the Commons Area, past the Main Exposition Hall to the current Max Station.

1. [Map and Description of facilities](#)
2. [Cost](#)
3. [Ballot Title](#)
4. [Explanatory Statement](#)
5. [Event Center Task Force](#)
6. [Key Contact](#)

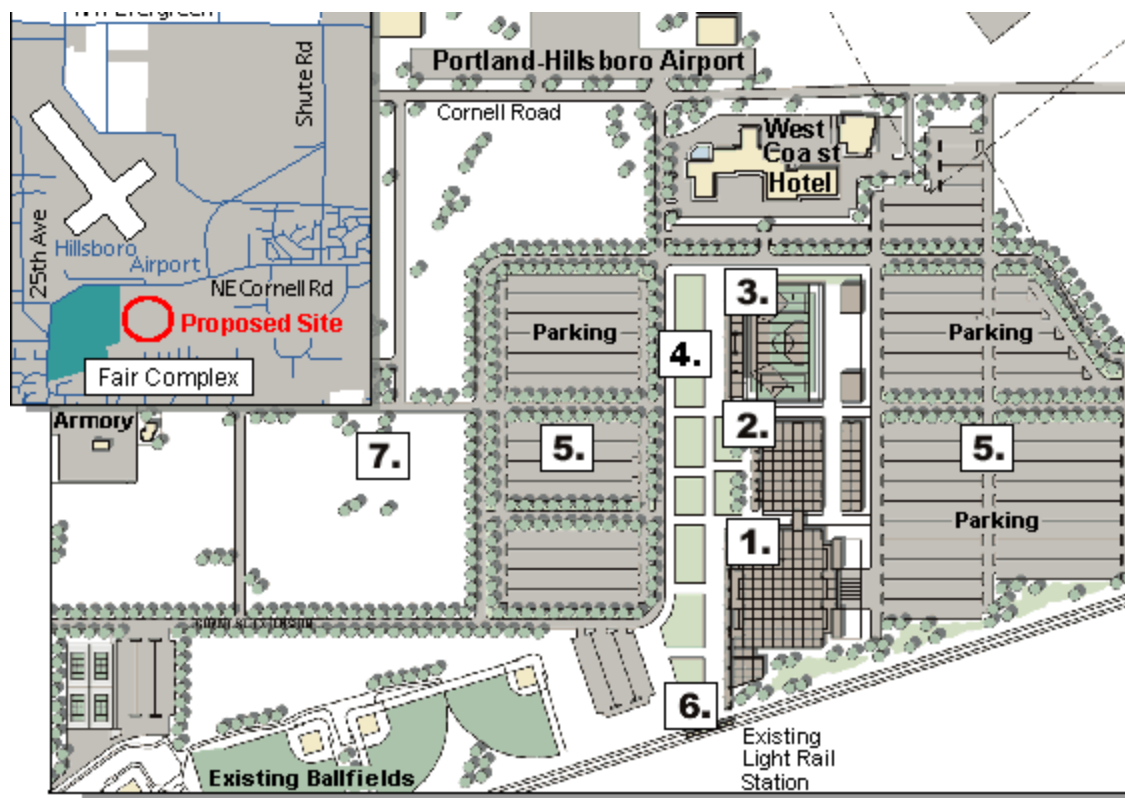


1. Map and Description of facilities

What facilities would the Event Center include?

While no final decisions have been made, the preliminary concept includes:

Use your mouse to explore the map below for information on each area of the proposed development, or select "[development details](#)".



2. Cost

How would the Event Center be financed?

- Estimated construction costs for the Event Center are \$40 million.
- These costs would be paid with 20-year general obligation bonds. The estimated property tax cost would be 9 1/2¢ per \$1,000 of assessed value.
- The owner of a typical home with an assessed value of \$160,000 would pay \$15 the first year. This annual payment is expected to decrease over the life of the bonds.
- The Event Center is projected to produce enough revenue to pay its operating costs.



3. Ballot Title

Caption: Bonds for exhibition, consumer show, community event, fair, entertainment facilities.

Question: Shall County issue \$40 million of general obligation bonds to provide exhibition, consumer show, community event, fair and entertainment facilities?

Summary:

No major facility exists in Washington County for exhibitions, consumer shows, community events and entertainment.

Bonds would finance constructing, equipping and furnishing a County Event Center on the current County Fair site and adjacent public land. It would include exhibit halls, outdoor exhibition facilities, related improvements, parking and rehabilitation of some existing buildings.

The Event Center would host many types of events year-round:

- Exhibitions and consumer shows, including car, home, garden, RV, electronics, hobby, recreation shows
- Community events, including farmers' markets, town halls, graduations, job fairs
- County Fair
- Entertainment, including concerts, theatrical performances

The Event Center is projected to produce enough revenue to pay its operating costs.

The estimated property tax cost is 9½ cents per \$1,000 of assessed value in the first year. The owner of a typical home with an assessed value (not market value) of \$158,000 would pay about \$15 the first year. This rate is expected to decrease over the life of the bonds.

Up to \$40 million of general obligation bonds would be issued, maturing within 30 years.



4. Explanatory Statement

Washington County has no major facility in which to hold exhibitions, consumer shows, community gatherings or entertainment events.

Rather than reconstruct the existing fair buildings as a single-use facility, the County Board of Commissioners proposes a County Event Center that accommodates a year-round calendar of exhibitions, consumer shows, community gatherings and entertainment events for residents and businesses. The Event Center and surrounding grounds would continue to serve as the home of the County Fair. Some existing County Fair buildings would be rehabilitated.

What types of events would the Event Center offer?

The Event Center would host events year-round:

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- The annual County Fair
- Entertainment events would include concerts and theatrical performances

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- **Main Exposition Hall:** It would offer approximately 86,000 square feet of dividable space, kitchen facilities, concessions, restrooms, administrative offices and meeting space. The Main Hall would be

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- **Commons Area:** Approximately 125,000 square feet in size, the Commons Area would be an outdoor community greenspace. It would provide a space for farmers markets, sidewalk sales and picnics. It would include a covered outdoor walkway connecting the buildings.
- **Parking:** Approximately 3,300 parking spaces for visitors and exhibitors.

How would the Event Center be financed?

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- General obligation bonds are paid for by property taxes.
- The estimated property tax cost is 9½ cents per \$1,000 of assessed value in the first year. This rate is expected to decrease over the life of the bonds.
- The owner of a typical home with an assessed value (not market value) of \$158,000 would pay about \$15 the first year.
- The Event Center is projected to produce enough revenue to pay its operating costs.

Event Center Task Force



Members	Organization	<u>Position/Title</u>
Andy Duyck	Washington County Board of Commissioners	Commissioner
Bill Duerden	Fair Boosters	President
Brian Kovacich	Embassy Suites Wash Square/Tri-County Lodging Assoc	General Manager/Board member
Cody Feinauer	Rodeo Committee	Chairman
David Kamin	Five Oaks Triple Creek NAC / John L. Scott Realty	Chair / Realtor
Deanna Palm	Hillsboro Chamber of Commerce	Executive Director
Ken Leahy	Washington County Fair Board	Fair Board Member
Mark Williams	Metro Expo-Rec Commission (MERC)	General Manager
Mike Dennis	Tri-Met	Land Development Planner
Pam Baker	Regional Arts & Culture Council	Board member
Penny Bakefelt	Washington County Convention & Visitors Bureau	Executive Director
Richard Vial	Washington County Fair Board	Fair Board Member
Rob Drake	City of Beaverton	Mayor
Steve Callaway	Hillsboro School District	Director Of Communications

Tino Ornelas	Ornelas Enterprises, Inc.	President
Tom Brian	Washington County Board of Commissioners	Chairman
Tom Hughes	City of Hillsboro	Mayor

Key Contact:

Gerald Kubiak


gerald_kubiak@co.washington.or.us**Phone:** 503-846-8168

Washington County
Administrative Office
155 N. First Avenue, Suite 300
Hillsboro, OR 97124-3072

Phone: 503-846-8685

Fax: 503-846-4545

TTY: 503-846-4598

E-Mail to: cao@co.washington.or.us 

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CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Affordable Housing Program Adoption

PREPARED BY: Duane Roberts DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Should Council approve, as a formal statement of the City's housing program, a report that assembles into one document all the various City policies, goals and actions related to the provision of affordable housing in Tigard?

STAFF RECOMMENDATION

Approve the *Affordable Housing Program* as a formal, comprehensive statement of the City's affordable housing program.

INFORMATION SUMMARY

One of the 2002 Council Goals is to "Consider ways to support the provision of affordable housing". The attached report is intended to describe the approach the City is taking to address this goal. Along with the various Comprehensive Plan policies and community vision goals and strategies related to affordable housing, the report includes a compilation of all the initiatives undertaken by the City to date that emphasize and encourage affordable housing and serve to meet the Council goal.

On July 23rd, Council reviewed a draft of the report during a workshop meeting. Council requested no changes to the draft report at that time. Staff is returning to Council for adoption of the finalized report.

Briefly stated, the focus of the City program is on households earning 50% and below of the region's median income. This is generally recognized as the income group having the greatest need for affordable housing. In keeping with federal guidelines, housing is defined as affordable when a household spends no more than 30% of its gross income on rent and utilities. During 2001-2002, Council considered affordable housing during a series of four workshops and one budget committee meeting.

OTHER ALTERNATIVES CONSIDERED

Do not adopt the report or adopt it with revisions.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Growth and Growth Management, Goal #3: Partnerships for advocacy for development of additional units and preservation of affordable housing are encouraged and supported by the City and the community.

ATTACHMENT LIST

Attachment #1: Proposed Resolution and Exhibit A, *Affordable Housing Program*

FISCAL NOTES

N/A

CITY OF TIGARD, OREGON

RESOLUTION NO. 02-_____

A RESOLUTION ACCEPTING A STAFF REPORT AS A COMPREHENSIVE DELINEATION OF THE CITY'S AFFORDABLE HOUSING PROGRAM

WHEREAS, one of the 2002 Tigard City Council goals is to "Consider ways to support the provision of affordable housing"; and

WHEREAS, during 2001-02, Council considered potential new affordable housing measures in four workshops and one budget committee meeting; and

WHEREAS, the City's efforts in the area of affordable housing are directed to serve the income group with the greatest need, households earning 50% or less of area median income; and

WHEREAS, the attached report titled Affordable Housing Program is intended to serve as a comprehensive delineation of the City's program to emphasize and encourage affordable housing in the community; and

WHEREAS, these efforts include Tigard Comprehensive Plan policies and Beyond Tomorrow community vision goals and strategies as well as specific land use and non-land use measures; and

WHEREAS, this program reflects the level of support for affordable housing determined by Council to be appropriate for Tigard based on local conditions and resources,

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City of Tigard City Council does hereby find and declare that the report entitled "Affordable Housing Program", attached as "Exhibit A", serves as a complete and official statement of the City's overall affordable housing program.

SECTION 2: The City of Tigard City Council does hereby find and declare that the said report also is a definitive statement of how the City is addressing the Council Goal of "Consider ways to support the provision of affordable housing."

SECTION 3: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____, 2002.

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard



CITY OF TIGARD

AFFORDABLE HOUSING PROGRAM

SEPTEMBER 2002

Acknowledgements

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I. executive SUMMARY

Why is affordable housing an important issue?

Having a home is one of the most fundamental human needs. A home represents shelter, safety, and security. While Washington County is one of the most affluent areas of the state, many families find it difficult to obtain safe, decent, and affordable housing. Housing cost burdens are especially severe among households with low incomes. Elderly and large family renters are the most likely to experience housing problems, such as living in unaffordable, overcrowded, or substandard housing. The lack of sufficient affordable housing opportunities reduces overall livability and economic viability for all residents.

What is affordable housing?

The accepted definition of affordable housing found in federal and state programs is housing that costs a household no more than 30% of its gross income for rent and utilities. The shortage of affordable housing most affects households earning 50% or less of the region's median income. Tigard's twenty-year, 1997-2017, Metro-determined need for affordable housing among this income group is 3,205 new units.

Does Tigard meet state and regional affordable housing mandates?

Tigard complies with all state and regional policies that relate to affordable housing. These include, most importantly, Statewide Planning Goals 10-Housing and 14-Urbanization, the State Metro Housing Rule; and the Metro Urban Growth Management Functional Plan (Title 7).

Who provides affordable housing in Tigard?

The Washington County Housing Authority owns and manages 224 public housing units within the Tigard city limits. The agency also administers key federal rent voucher and low-interest loan housing assistance programs within Tigard as a local government unit. The State Housing and Community Services Division administer a federal tax credit program to private housing providers, including the providers of some 600 units in Tigard. Two non-profit affordable housing corporations own and manage a combined 262 units within and adjacent to Tigard. The majority of households served by these various public and private affordable housing activities have incomes at 50% or below of median income.

How has Tigard addressed the issue of affordable housing?

Various Tigard Comprehensive Plan policies and Tigard Beyond Tomorrow community vision goals and strategies support the provision of affordable housing. The City of Tigard program to address the Council Goal of Consider(ing) ways to support the provision of affordable housing includes these policies and vision statements and specific land use and non-land use program measures. These measures include pre-existing measures and new measures adopted by Council during a comprehensive, four-meeting review of potential policies and strategies to improve opportunities for the development of affordable housing. *The following are the steps Tigard has taken to address the affordable housing issue.*

Affordable Housing Program

Land use strategies adopted

- An updated and streamlined development review process completed
- Reduced parking requirements for affordable housing projects implemented
- Allowance of accessory dwelling units, which benefit the elderly and disabled

Non-land use strategies implemented

- Tax abatement for affordable housing instituted
- A budget set-aside to reduce fees and charges imposed on affordable housing development established
- Support for sale or donation of tax foreclosed and surplus County and City-owned properties to non-profit housing providers initiated
- Financial support for the operation of the Tigard-based Good Neighbor Center homeless shelter established
- Identification and pursuit of available grants to finance needed on- and off-site public improvements, such as sidewalks, streets, and storm sewers, serving affordable housing areas or projects instituted
- The Housing Inspection Program to maintain the quality of the City's existing housing stock developed
- The Housing Emergency Fund to assist occupants of housing declared to be unsafe or uninhabitable established
- The Enhanced Safety Program, administered through the Tigard Police Department, to improve the safety of rental properties instituted
- Membership in the County-wide Housing Advocacy Group initiated

II. INTRODUCTION

One of the 2002 Tigard City Council goals is to: *Consider ways to support the provision of affordable housing.* The present report describes the approach the City is taking to address this goal. The first part of the report provides basic information on: the local need for affordable housing, state and regional housing promotion policies, and the present providers of affordable housing in Tigard. The main part of the report is a description of the range of existing City policies and past and present actions related to the provision of affordable housing in the Tigard community. The policies discussed include relevant Comprehensive Plan policies and *Tigard Beyond Tomorrow* goals and strategies. The actions discussed include land use and non-land use measures taken to implement the affordable housing policies and goals. The report also includes a description of approaches considered but not taken by Council to facilitate affordable housing. Taken together, the various adopted policies, goals, and actions describe how the City is supporting the provision of affordable housing in the community. These efforts make up the City's official affordable housing program.

III. affordable housing NEED

The US Department of Housing and Urban Development (HUD) defines affordable housing as costing a household no more than 30% of its gross income. For renters, housing costs include rent and utilities. For homeowners, it includes principal, interest, taxes, and property insurance, if applicable. A household is defined as all of the people, including unrelated people, who occupy a house, apartment, or mobile home.

According to 2000 Census data for Tigard, 2,775, or 41%, of renter households and 2,030, or 23%, of homeowner households spend more than 30% of their incomes on housing costs. In terms of the HUD national standard, these figures reflect the overall need for affordable housing in Tigard for all income levels. A profile of regional and local level affordable housing needs at particular income levels is scheduled to be tabulated from the 2000 Census by the PSU Population Research Center and made available early next year.

According to Washington County and Metro housing studies, the income group with the greatest need for affordable housing are those earning 50% or less of median income. Rents affordable to households at different income levels and sizes are available from HUD published tables. The 2002, 50% of median income standard established by HUD for the Portland metropolitan area is shown in the chart below, along with the corresponding rents that would be affordable to households at those income levels and persons per household. By way of comparison, Tigard's 2000 median income for households of all sizes was \$51,581. Median household size was 2.5.

Affordable Housing Standards for Low Income Households

Portland Metropolitan Statistical Area, 2002

Number of Persons in Household	50% of Median Income	Affordable Monthly Rent/Mortgage plus Utilities (30% of Income)
1	\$20,000	\$500
2	22,900	573
3	25,750	644
4	28,600	715
5	30,900	773
6	33,200	830

Number of Persons in Household	50% of Median Income	Affordable Monthly Rent/Mortgage plus Utilities (30% of Income)
7	35,450	886
8	37,750	944

Metro is the elected regional government that covers Clackamas, Multnomah, and Washington Counties. Metro's Urban Growth Management Plan provides the basis for coordination of local comprehensive plans and implementing regulations. In January 2001, Metro Council amended the Urban Growth Management Plan to include an affordable housing section (Title 7). The section focuses on the 50% of median group. According to the resource information upon which this section is based, Tigard's twenty-year, 1997-2017, Metro-determined unmet need for affordable housing among this income group is 3,205 new units. This number is in the nature of a "fair share" estimate based on the regional housing need and the City's percentage of regional population.

Another indicator of local housing need is the waiting list for housing units owned and managed by the Washington County Housing Authority. In June 2002, the list included 677 households with Tigard-area zip codes and the estimated wait for eligible new applicants was six to eight years.

These data indicate the magnitude of the local need for affordable housing. The policies and actions of Tigard in response to this need are described below, after a discussion of existing state and regional housing promotion policies and a description of local public and non-profit housing providers.

IV. state & regional POLICIES

Several state and regional policies address affordable housing. These include, most importantly, Statewide Planning Goals 10 - Housing and 14 - Urbanization, the State Metro Housing Rule, and the Urban Growth Management Functional Plan (Title 7).

Statewide Goal 10: Housing, "To provide for the housing needs of the citizens of the State", was adopted in 1973 as part of the Statewide Planning Program. The basic requirements of this rule are:

- Buildable lands inventory must ensure that there is sufficient residential land available.
- Comprehensive plans shall encourage adequate number of housing units at price and rent levels that are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density

Statewide Goal 14 - Urbanization, "to provide for an orderly and efficient transition from rural to urban land use", also was adopted in 1973. This goal mandates that:

- Establishment and change of urban growth boundaries will be based on consideration of the need for housing as well as jobs and other urban land uses.

Tigard's Comprehensive Plan has been formally acknowledged to be consistent with the statewide rules. The City complies with this goal by allowing smaller single family housing and options for attached and manufactured housing.

The State Metropolitan Housing Rule, adopted in 1981, requires that all Portland metropolitan area jurisdictions allow for a mix of housing types and meet minimum residential development density. The rule requires Metro to:

- Coordinate local comprehensive plans to meet the projected housing need.
- Provide for an appropriate housing mix and range of affordability.
- Maintain minimum average densities and mixes to provide for the efficient use of buildable lands.
- Designate sufficient buildable land to provide the opportunity for at least 50% of new residential units to be attached single family or multi-family housing.
- Meet minimum residential development density, which, as applied to Tigard, is 10 units per net buildable acre.

In order to comply with the rule, the City amended its Comprehensive Plan and implementation ordinance to allow residential development densities of ten units per net developable acre and an overall 50/50 single family/multi-family housing mix.

As mentioned, in January 2001, the Metro Council amended the Urban Growth Management Functional Plan to include Title 7: Housing and Affordable Housing. The Title recommends changes to City and County policies related to affordable housing. It also establishes mandatory requirements that local governments must undertake as part of Metro's regional planning effort. The focus of this effort is on households earning 50% or less of median household income. In order to monitor local goal progress, Metro has designed a three-year reporting schedule:

January 2002. Local governments are required to consider adoption of:

- I. A voluntary housing production goal established by Metro for each jurisdiction within the region;
- II. Comprehensive plan changes that ensure a diverse range of affordable housing types, maintain the existing supply of affordable housing, and increase opportunities for new affordable housing;
- III. Seven specific tools and strategies identified in the Regional Housing Strategy Plan. These include:
 1. allowing density bonuses
 2. providing for replacement housing
 3. encouraging voluntary inclusionary zoning
 4. allowing for transfer of development rights
 5. addressing elderly/disabled housing needs
 6. correcting existing regulatory constraints
 7. reviewing surface parking requirements
- IV. Other land use and non-land use tools that promote affordable housing.

January 2003. Local governments are required to submit a report on the status of comprehensive plan amendments and adoption of land use related affordable housing tools.

January 2004. Local governments are required to report on the amendments to the comprehensive plan, the outcomes of affordable housing tools implemented, and developed, or expected affordable housing.

The City has fulfilled its first year or 2002 obligations under Title 7. It has submitted the required progress report that describes how the City meets or could meet each of the four 2002 objectives. Within the report is a discussion of five Metro-recommended tools and strategies considered but not adopted by Council. The following is a description of the approaches that Council decided were not appropriate for Tigard:

1. Affordable Housing Production Goal

During 2001-02, City Council considered the utility of setting a voluntary affordable housing goal for the community, but took no formal action regarding the adoption of such a goal. Council's view was that, while adoption of a benchmark goal might help highlight the need for more affordable housing, it would not in and of itself result in the production of additional units.

2. Density Bonus

A density bonus is a land use incentive that allows a developer to construct more units than otherwise would be allowed in a specified residential zone in exchange for the provision of affordable housing units.

In order to implement a density bonus program, a City/developer agreement and periodic monitoring would be needed to make sure the units are rented at affordable rates and rented to households who have incomes falling within the range established by the City. Also, periodic updating of the income levels would be necessary. The administration and monitoring requirements of a density bonus program would require considerable staff time and expertise. For this and other reasons, Council considered, but did not adopt this tool.

3. Transfer of Development Rights

Transfer of Development Rights (TDR) is a zoning strategy designed to direct development from one site to another in order to preserve a publicly valued (and typically natural) resource. As applied to housing, it allows the transfer of unused density or development potential from one site to another.

Council has discussed the TDR concept, but taken no action with regard to its implementation. In addition to presenting administrative difficulties, this measure does not appear to be needed at this time.

4. Replacement Housing

Replacement housing is the concept that affordable housing units lost through demolition or conversion must be replaced by an equal number of similarly sized, priced, and located units by the agency or individual deemed responsible for the loss of the original units.

An inventory of existing housing would be required to implement this tool. As a practical matter, the City does not have an inventory of affordable housing and the creation of such an inventory would require considerable staff time. Moreover, a replacement housing requirement could discourage individuals from undertaking in-fill development. Council considered, but did not endorse this tool.

5. Inclusionary Housing

In its various forms, inclusionary housing is a mandatory requirement or voluntary objective that assigns a percentage of housing units in new residential developments to be sold or rented to lower or moderate-income households at an affordable levels. Most inclusionary housing programs rely on a combination of incentives. These can include a density bonus, fee waivers, or reduced impact fees. In 1999, the State enacted a law prohibiting mandatory inclusionary housing in Oregon. Council has declined to support a voluntary program.

V. local housing PROVIDERS

The City does not itself develop or acquire affordable housing within the community. The public body responsible for providing affordable housing opportunities for the low-income residents of Tigard and the County as a whole is the Washington County Housing Authority. Tigard has a renewable, ten-year cooperative agreement with the Housing Authority that allows the agency to build and/or purchase and manage affordable housing inside the City. Currently, the agency owns and manages 224 units located within the City limits. Along with smaller projects, these include the Colonies Apartments, acquired in late-2001, and the Bonita Villa Apartments, formerly Tiffany Court, acquired in mid-2002. (It is of interest that as of July 2002 the agency was proposing to invest \$800,000 in the rehabilitation of the second mentioned complex, which is located along Bonita Road opposite a new grant-funded City park, proposed for development during 2002-03.)

In addition to its role as a public housing developer, the agency administers two key federal housing assistance programs within Washington County. These programs involve the provision of rent vouchers to low income households and of low-interest loans to non-profit housing providers for affordable housing development. The rent vouchers can be used for the rental of any safe and sanitary housing unit. The program pays the difference between the rent level and 30% of income, up to a reasonable rent standard. A third key federal housing program is administered by the State Housing and Community Services Division and provides tax credits to private housing providers.

As of early 2002, Tigard's inventory of subsidized affordable housing included the following units and programs. As indicated, because a rent voucher holder may live anywhere, including in a public housing or privately-owned tax credit unit, some overlap exists between the number of rent voucher holders and number of housing units. An important qualification in terms of target population is that whereas almost all rent voucher holders have incomes at or below the 50% of median level, Housing Authority units serve a variety of income levels. On average, somewhat more than half of these units are rented to households with incomes at 50% of median or lower. The federal tax credit program is targeted at households earning at or below 60% of median income.

- Washington County Housing Authority/State Housing Division
 - single family & duplex housing 32 units
 - The Colonies 96

- Bonita Villa	96
- Rent vouchers to households	180 vouchers
- State administered Federal tax credits to private providers	<u>600 units</u>
Total units/vouchers/credits	1,004

Other affordable housing providers who own and manage units in Tigard include the private non-profit housing corporations Community Partners for Affordable Housing (CPAH) and the Tualatin Valley Housing Partners (TVHP). As of early 2002, Tigard's inventory of private non-profit affordable housing included the following. It should be noted that one of the apartments, Metzger Park, is not located in Tigard but is adjacent to the City limits. The majority of rent levels in the non-profit units are set to be affordable to the 50% of median and below group.

- Non-Profit Housing Corporations

1. CPAH

- Greenburg Oaks	84 units
- Metzger Park (unincorporated Metzger)	32
- Village at Washington Square	26
- Single family house	1

2. TVHP

- Hawthorn Villa	<u>119</u>
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Total	262 units
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As suggested, because of lack of available data on the overlap between voucher and tax credit programs, on the one hand, and public and private housing units, on the other, it is not possible to determine the number of unduplicated assisted units located in Tigard. However, despite the difficulty of putting together a spreadsheet of the City's housing stock and of whom it serves, it is very significant to note that during the 12-month period from mid-2001 to mid-2002, the inventory of Housing Authority and private non-profit units increased dramatically from 286 to 505 units, in the form of three new housing projects.

VI. policies, goals, & STRATEGIES ◆

Tigard has adopted Comprehensive Plan policies, Community visioning goals and implementation strategies intended to improve opportunities for development of affordable housing. These various policies, goals, and strategies are described below.

Comprehensive Plan

The Tigard Comprehensive Plan includes two policies, 6.1.1 and 6.2.1, that address housing. Under each policy are implementing strategies designed to fulfill the City's housing objectives.

6.1.1 The City shall provide an opportunity for a diversity of housing densities and residential types at various prices and rent levels.

Implementation strategies include:

- Establish a "broad range of zoning districts that allow for a variety of housing types, and comply with the Metropolitan Housing Rule".
- Allow for manufactured homes in all the zoning districts.
- Provide for opportunities for proposals to develop specialized housing for the area's senior citizens and handicapped based on the needs of these groups by allowing special needs housing for these groups in all development districts.
- Coordinate with the Washington County Housing Authority, HUD, and other agencies for the provision of the subsidized housing programs.

6.2.1 The City shall develop clear and concise development regulations and standards to facilitate the streamlining of development proposals, and will eliminate unnecessary provisions which could increase housing costs without corresponding benefit.

Implementation strategies include:

- The Tigard Code shall include a clear and concise process for the review and approval of development proposals.

- The City shall seek ways to minimize the cost of housing by encouraging a variety of home ownership alternatives, such as, but not limited to, townhouses and condominiums.

In brief, the City's Comprehensive Plan contains policies and a range of implementation strategies designed to fulfill the City's housing objectives. Highlights are that the City establishes 1-, 2-, 3.5-, 4.5-, 7-, 12-, 25-, 40- unit per acre residential land use districts that provide development opportunities ranging from detached single-family to high-density multi-family units.* Manufactured homes are a type of detached housing that are more affordable than site built housing. The City allows this type of housing in all the residential zoning districts.

Specialized housing to meet the needs of the elderly and handicapped also is allowed in all the residential zoning districts. These are groups that generally need access to affordable housing. In addition, the City allows transitional housing (public or non-profit group housing with tenancy of less than one month) in most residential zones.

Community Vision Goals

Tigard Beyond Tomorrow is a detailed community-visioning document that defines the City's long term goals. It includes direction statements and goals for each of six "target areas". One of the six target areas is "Growth and Growth Management", defined as what Tigard will look like twenty years from now. Under this target area is a major goal that relates to affordable housing.

Growth and Growth Management, Goal #3: Partnerships for advocacy for development of additional units and preservation of affordable housing are encouraged and supported by the City and the community.

Under the goal are strategies, action plans, and progress details. The following list of strategies and action plans includes updates contained in the *Tigard Beyond Tomorrow, 2001 Progress Report*.

* It should be noted that the City's supply of vacant land zoned R-40 appears to be severely depleted. This is a density required by many non-profits in order to develop projects affordable to the 50% of median group. Somewhat mitigating against this problem are Community Development Code rules that allow land designated for development at the R-25 density to be upgraded to R-40, provided applicable code criteria are met. Although more difficult to justify, the code also allows for upzoning of R-12 to R-40, subject to the applicable Comprehensive Plan criteria and approval process. This comment is not intended to minimize the importance of the multi-family land supply problem as the City becomes increasingly built out.

1) Strategy: Implement a program to educate Tigard citizens about the importance of affordable housing.

Action Plans:

- Start community dialogue on affordable housing issues.
- Define community goals for affordable housing.
- Develop and implement outreach program.
- Ensure that mobile homes are considered affordable housing.
- Ensure the public is aware of available housing resources.

2) Strategy: Make incentive programs available to providers of affordable housing units.

Action Plans:

- Study committee consider targeting financial incentive to specific areas of the City.
- Council consider and implement recommendations of study committee.
- Develop outreach program to “advertise” incentives.

3) Strategy: Review City’s zoning code and Comprehensive Plan policies to provide maximum opportunities for affordable housing.

Action Plans:

- Consider minimum densities, inclusionary zoning and density bonuses as tools to encourage affordable housing.
- Develop a mechanism to track affordable housing units constructed.

4) Strategy: Incorporate affordable housing policies into study of downtown, Washington Square, and other mixed use areas.

Action Plans:

- None, strategy achieved

5) Strengthen ties between City, Washington County, and other Washington County cities to jointly provide affordable housing services.

Action Plans:

- Hold summit on affordable housing with policy makers, develop community and technical resources to identify issues.

- Summit follow-up to consider jointly providing technical assistance for affordable housing developers.
- Consider increase in number of Washington County subsidy units allowed in Tigard.

Briefly stated, the Progress Details portion of the community visioning progress report indicates that the City has made important advances in addressing these strategies:

- The City participates in the Countywide Housing Advocacy Group, which promotes affordable housing efforts in the County, with a focus on public education.
- The Community Development Code allows manufactured dwelling units in all single family residential areas.
- The City provides a property tax exemption to low income housing.
- The City identifies and pursues grants to improve roads and sidewalks serving affordable housing projects and areas.
- A minimum density requirement in all residential districts of 80% of allowed density is in place.
- The Washington Square Regional Center Plan provides the opportunity for increased density, while Citywide housing policies apply to the downtown.

VII. affordable housing PROGRAM

The City has taken a number of actions in order to facilitate affordable housing in the community in accordance with the Comprehensive Plan, visioning report, and Council goal of *Consider(ing) ways to support the provision of affordable housing*. These include land use and non-land use actions. The major land use actions taken to date are discussed below, followed by a description of non-land use actions. Under each action is a description of the particular problem or barrier addressed. Together, these actions form the City's approved affordable housing program.

LAND USE ACTIONS

Elderly and disabled housing

Problem: According to a recent study, half of elderly renters in Oregon spend over 35% of income on rent. A majority of people with disabilities are at 30% or less of median household income.

The City historically has been and continues to be willing to consider tools that support the development of housing for the elderly and people with disabilities. In 1998, the Tigard Community Development Code was revised to allow accessory dwelling units, or so-called granny flats. Accessory dwellings often provide an affordable housing option for the elderly. Group care facilities are permitted in all of the residential districts and in the City's two mixed-use districts. Mixed-use developments provide access to key services needed by these groups.

Comprehensive Plan and implementing ordinance changes that remove unnecessary constraints, discrepancies, and streamline the permitting and approval processes.

Problem: Delays in the permitting and approval process force builders and developers to pay extra interest on borrowed money. This increases the overall cost of housing. Discrepancies in planning and zoning codes can impact the cost of development by reducing the number of units that can be built on a parcel.

A top priority of the City has been to find ways of streamlining and expediting the approval process. As a major example, in 1997-98, the City undertook a yearlong effort to re-write and improve the user-friendliness of the Development Code. A consultant was hired to assist with this effort. The Code, as currently written, contains clear and

objective standards. Staff regularly propose “housekeeping” Development Code amendments intended to remove or revise standards that are unnecessary, conflict with other provisions, or are not as clear and objective as they were intended. The City's development permit procedures promote efficient and effective review of affordable housing projects.

Parking

Problem: Parking can be a large component of developing housing. Parking spaces are expensive to provide where land values are high.

Parking is an important cost consideration in the provision of affordable housing. In 1998, the City changed the Community Development Code to allow adjustments to parking requirements for projects serving special resident populations, including affordable housing projects. The rationale for the affordable housing adjustment was a local study showing that low-income people generally own fewer cars and use transit more than the general population. Individual projects can apply for the exemption.

NON-LAND USE ACTIONS

In addition to the land use strategies described above, the City uses a number of non-land use approaches to increase the supply of affordable housing. The goal of these approaches is to reduce the cost of producing affordable housing.

System Development Charges/Permit fees

Problem: System Development Charges and permit fees increase the cost of building housing and are required up front which increase the amount of money a developer needs to start a project. Typical fees and charges imposed on a single family house in Tigard are in the \$10-11,000 range. A typical multi-family housing project is assessed approximately \$3,000 per unit in fees and charges.

System development charges (SDCs) are collected for improvements to water and sewer systems, parks, roads, and other infrastructure. The purpose of the SDCs is to impose an equitable share of the cost of future capital facility needs upon those developments that create the need for or increase the usage of those facilities. Of the five SDCs that apply to development within Tigard, the City imposes only two, the park and water SDCs. The other SDCs are imposed by other agencies, such as Clean Water Services and

Washington County. In 2001, the City provided a special, one-time park SDC fee reimbursement of \$8,000 to a non-profit housing provider. As part of the 2002-03 budget process, Council established a set aside within the Social Services and Events Fund to offset fees and charges on affordable housing development. The first-year set-aside amount is \$10,000.

Property Tax Exemption

Problem: Property taxes add to the cost of operating affordable housing and are passed on to tenants in the form of higher rents.

Property tax exemptions allow the owners of targeted low-income housing to reduce rents or allow homeowners to reduce monthly housing costs. Tigard has provided a tax abatement program for owners or leaseholders of property used to provide affordable housing within the City since 1996. In addition to the City process, the housing provider must make separate application to overlapping jurisdictions that represent a minimum of 51% of the taxes levied on the property in question before the Washington County Tax Assessor can certify the abatement. The property tax exemption must be applied for each assessment year. As of mid-2002, three projects received the exemption.

Land Cost and Availability

Problem: The supply of land available to develop for housing is limited and land costs are high.

One way the City is dealing with the land supply problem is by supporting the active implementation of the County's policy of re-selling at below market cost or donating tax foreclosed properties to non-profits for affordable housing development. The procedures established by the County for the disposal of these properties to eligible housing providers include a requirement that the project have the support of the affected local jurisdiction.

Other Non-Land Use Strategies

In addition to the non-land use actions highlighted above, Tigard has and continues to employ a number of other ongoing and one-time non-land use strategies to support and/or reduce the cost of producing affordable housing.

- During the five year period, 1997-2002, the City provided rent-free office space to Community Partners for Affordable Housing (CPAH), the Tigard-based non-profit housing provider, in a City-owned building. The value of the space, which CPAH shared with Neighborshare, was estimated at \$8,000 annually.
- During the mid- to late-nineties, the City applied for and received three Community Development Block Grants (altogether \$460,000) to improve the roads and sidewalks bordering the CPAH owned and managed Greenburg Oaks low income housing project. In 1998, the City was awarded a \$60,000 grant to improve the storm drainage facilities within a low income neighborhood. The City continues to look for grant opportunities to fund needed public improvements serving low income neighborhoods and housing projects.
- The City financially supports the Good Neighbor (homeless) Center located on Greenburg Road, contributing \$15,000 annually to the agency's operating budget from the Social Service and Community Events fund. This fund is set at .5% of the prior year's operating budget.
- In the late nineties, after two years of work by a task force composed of tenant, landlord, and community representatives, Tigard implemented a Residential Property Maintenance Code, becoming only the fourth city in Oregon to do so. The City's intent in setting up the code and in hiring a full-time Housing Inspector to administer it was to insure continued safe and sanitary housing.
- The "Housing Emergency Fund" was established in 1999 to assist occupants of housing declared to be unsafe or uninhabitable. For fiscal year 2002-03, the fund amount is \$10,000.
- Two years ago, the City established the Enhanced Safety Program (ESP). This is a three-phase program designed to reduce crime and increase the livability of rental properties. The phases include landlord training, a security assessment, and tenant crime prevention training. The CPAH owned Greenburg Oaks and Village at Washington Square apartments participate in this program. One of the proposed requirements for the new program to offset fees and charges on affordable housing development is that the project sponsor must guarantee that the project will be enrolled in the ESP and maintain certification for the life of the housing structure.

- The City is a member of the Housing Advocacy Group (HAG), contributing \$500 in annual dues. The HAG was established in late 1999 and focuses on Washington County housing advocacy issues. The group monitors affordable housing throughout Washington County and sponsors a periodic housing symposium, designed to educate the public about housing issues. Present members include the three County-based low income housing corporations; various other non-profit organizations, such as handicapped and elderly service providers; the County Housing Authority; the State Housing Agency; HUD; and the Cities of Beaverton and Tigard. City staff have participated in the HAG monthly meetings since early 2000. These meetings assist staff in staying abreast of County and regional housing issues and activities.

VIII. CONCLUSION

This report details the approach the City is taking to meet the Council goal of *Consider(ing) ways to support the provision of affordable housing*.

The City's guiding documents relative to affordable housing policy are the *Tigard Comprehensive Plan* and the community visioning report, *Tigard Beyond Tomorrow*. The Comprehensive Plan policies reflect the City's commitment to maintaining a variety of housing choices and to removing barriers to the development of affordable housing. The community visioning goals and strategies reflect citizen support for the application of a variety of locally appropriate measures to promote affordable housing.

The action program followed by the City as a means to make progress toward maintaining and increasing the supply of affordable housing includes:

Land Use Measures

- Allowing accessory dwelling units
- An updated and streamlined development review process
- Reduced parking requirements for affordable housing projects

Non-Land Use Measures

- Tax abatement for affordable housing
- A budget set-aside to reduce fees and charges imposed on affordable housing development
- Support for the sale or donation of tax foreclosed properties to non-profit housing providers
- Annual financial support for the operation of the Tigard-based Good Neighbor Center homeless shelter
- Rent-free office space for a Tigard-based affordable housing provider
- Identifying and pursuing available grants to finance needed on- and off-site public improvements, such as sidewalks, streets, and storm sewers, serving affordable housing areas or projects
- The Housing Inspection Program to maintain the quality of the City's existing housing stock
- The Housing Emergency Fund to assist occupants of housing declared to be unsafe or uninhabitable
- The Enhanced Safety Program to improve the safety of rental properties
- Membership in the Countywide Housing Advocacy Group

Except for the first mentioned measure, allowing accessory dwelling units, all of these are voluntary actions taken by the City to support and enhance opportunities for affordable housing. These adopted policies, goals, strategies, and voluntary actions reflect the City's current level of effort to meet the affordable housing needs of the community and to improve the quality of life for its low income residents.

IV. next STEPS

Future steps under Tigard's Affordable Housing program include the following:

- Adopt standards for requests for funds from the newly-established set-aside to offset fees and charges on affordable housing development .
- Complete and submit Metro-required 2003 and 2004 affordable housing progress reports.
- Continue to provide support for the donation or reduced price sale of tax foreclosed and surplus properties to non-profit affordable housing providers.
- Provide yearly updates to Council on the affordable housing program.

AGENDA ITEM # _____
FOR AGENDA OF September 24, 2002

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Amendment of Resolution 02-06, to Add Fees for Phased Permitting, Deferred Submittals and Other Related Fees

PREPARED BY: Gary Lampella DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Should Council amend Resolution No. 02-06, to add fees for Phased Permitting, Deferred Submittals, 1 & 2 Family Dwelling Fire Suppression Systems, and Medical Gas Systems, and make other minor corrections to the existing fee schedule?

STAFF RECOMMENDATION

Adopt the attached Resolution and Exhibit A, amending Resolution No. 02-06.

INFORMATION SUMMARY

On January 22, 2002 City Council approved Resolution No. 02-06 which incorporated all Citywide fees and charges into one fee schedule. Resolution No. 02-06 replaced the existing Resolutions 00-37 and 00-61, which set fees for the building inspection program. As a result of Senate Bill 512 and the ensuing Oregon Administrative Rule writing to enact this legislation, Phased Permitting, Deferred Submittal Fees, 1 & 2 Family Dwelling Fire Suppression Systems and Medical Gas Systems are now required fees in OAR 918-050-0140 through 0170. This proposed Resolution would amend Resolution 02-06 to add these fees to the existing City of Tigard fee schedule. Additions to fee schedule are shown in bold print; deletions are shown with strikethrough.

Since the original adoption of Resolutions 00-37 and 00-61 and subsequent adoption of Resolution 02-06, staff has discovered some inconsistent, incidental fees that were overlooked. These are editorial and are being corrected at this time with the proposed Resolution to reflect the intended fees.

OTHER ALTERNATIVES CONSIDERED

None. Oregon Administrative Rules of these types are mandatory and are part of the City's Building Inspection Operating Plan.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

N/A

ATTACHMENT LIST

Attachment 1: Proposed Resolution, including Exhibit A

Attachment 2: Oregon Administrative Rules 918-050-0140 through 0170.

FISCAL NOTES

N/A

CITY OF TIGARD, OREGON

RESOLUTION NO. 02-_____

A RESOLUTION AMENDING RESOLUTION NO. 02-06 BY AMENDING EXHIBIT A TO REFLECT CURRENT OREGON ADMINISTRATIVE RULES AND CORRECTING ERRORS

WHEREAS, Section 14.04.040 of the Tigard Municipal Code provides that fees for permits and other related services pursuant to the building inspection program shall be established by resolution of the City Council; and

WHEREAS, Council passed Resolution No. 02-06 on January 22, 2002, which compiled Citywide fees and charges into one schedule, and became effective on February 7, 2002; and

WHEREAS, Oregon Administrative Rules 918-050-0140 through 0170, effective July 1, 2002, sets fees for Phased Permitting, Deferred Submittal, 1 & 2 Family Dwelling Fire Suppression Systems and Medical Gas Systems; and

WHEREAS, inconsistent incidental fees in the existing fee schedule require editorial changes; and

WHEREAS, the building inspection program is solely supported by permit fees and it is necessary to recover the cost of the additional service,

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: Resolution No. 02-06 is hereby amended as shown as Exhibit A, attached hereto and incorporated by this reference. Additions to fee schedule are shown in bold print; deletions are shown with strikethrough.

SECTION 2: This resolution shall become effective October 1, 2002.

PASSED: This _____ day of _____ 2002.

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

RESOLUTION NO. 02 - ____

Page 1

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - BUILDING - Tigard & Urban Services Area			
	<i>Building Permit Fees</i>		9/26/2000
	(Commercial, Multi-family and Single-family)		5/13/1997
	<u>Total Valuation:</u>		
	\$1 - 2,000	Minimum \$62.50	
	2,001 - 25,000	\$62.50 for the first \$2,000 and \$9.60 for each additional \$1,000 or fraction thereof, to and including \$25,000.	
	25,001 - 50,000	\$283.30 for the first \$25,000 and \$7.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.	
	50,001 - 100,000	\$470.80 for the first \$50,000 and \$5.47 for each additional \$1,000 or fraction thereof, to and including \$100,000.	
	100,001-250,000	\$744.30 for the first \$100,000 and \$3.90 for each additional \$1,000 or fraction thereof, to and including \$250,000.	
	250,001 - 600,000	\$1,329.30 for the first \$250,000 and \$3.85 for each additional \$1,000 or fraction thereof, to and including \$600,000.	
	600,001 - 1,200,000	\$2,676.80 for the first \$600,000 and \$3.51 for each additional \$1,000 or fraction thereof, to and including \$1,200,000.	
	1,200,001 - 2,000,000	\$4,782.80 for the first \$1,200,000 and \$2.73 for each additional \$1,000 or fraction thereof, to and including \$2,000,000.	
	2,000,001 and up	\$6,966.80 for the first \$2,000,000 and \$2.72 for each additional \$1,000 or fraction thereof	
	<i>Building Plan Review Fee</i>	65% of base building permit fee	9/26/2000
			05/13/1997*
		*Urban Services Area to have same fees as Tigard	
Deferred Submittals		Minimum Fee	200.00
	Plan Review	65% of building permit fee based on valuation of the particular portion or portion of the project.	

<i>Electrical Fees</i>	New residential, single or multi-family per dwelling unit; service included:	
	1000 square feet or less	145.15
	Each additional 500 square feet or portion thereof	33.40
	Limited energy	75.00
	Each manufactured home or modular dwelling service or feeder	90.90
	Services or feeders; installation, alterations or relocation:	
	200 amps or less	80.30
	201 amps to 400 amps	106.85
	401 amps to 600 amps	160.60
	601 amps to 1000 amps	240.60
	Over 1000 amps or volts	454.65
	Reconnect only	66.85
	Temporary services or feeders; installation, alteration or relocation:	
	200 amps or less	66.85
	201 amps to 400 amps	100.30
	401 amps to 600 amps	133.75
	Over 600 amps to 100 volts (see 2 above)	
	Branch circuits; new, alteration or extension per panel:	
	With purchase of service or feeder - each branch circuit	6.65
	Without purchase of service or feeder	
	First Branch Circuit	46.85
	Each addit. Branch circuit	6.65
	Miscellaneous (service or feeder not included):	
	Each pump or irrigation circuit	53.40
	Each sign or outline lighting	53.40
	Signal circuit(s) or a limited energy panel, alteration or extension	75.00
	Each additional inspection over the allowable in any of the above (min 1 hr)	
	Per Inspection	62.50
	Per Hour	62.50
	Industrial Plant Inspection	73.75/hr (min 1 hour)
	Electrical permit plan review fee	25% of the electrical permit fee

<i>Erosion Control Permit Fee</i>		6/6/2000
(City receives none of this fee)		
Less than 50,000.00	26.00	
50,000.00 to 100,000.00	40.00	
More than 100,000.00	40.00 + 24.00 for each additional 100,000.00 or fraction thereof	

<i>Erosion Control Plan Check Fee</i>	65% of inspection fee	6/6/2000
(City receives 50% of fee)		

<i>Fee in Lieu of Sewer</i>	Based on actual cost of sewer connection, if sewer was available	1998
(Commercial Only)		

<i>Fire Life Safety Plan Review</i>	40% of base building permit fee	9/26/2000
(Commercial Only)		05/13/1997*
	*Urban Services Area to have same fees as Tigard	

Manufactured dwelling installation	305.50
Manufactured dwelling and mobile home	Per OAR
parks, recreation camps, and organizational camps	

<i>Mechanical Fees</i>	6/27/2000
(1 and 2 Family Dwellings)	

Description:	
Furnace to 100,000 BTU including ducts & vents	14.00
Furnace to 100,000 BTU+ including ducts & vents	17.90
Floor Furnace including vent	14.00
Suspended heater, wall heater or floor mounted heater	14.00
Vent not included in appliance permit	6.80
<3HP; absorb unit to 100K BTU	14.00
3-15HP; absorb unit to 100K to 500K BTU	25.60
15-30HP; absorb unit .5 - 1 mil BTU	35.00
30-50HP; absorb unit 1 - 1.75 mil BTU	52.20
>50HP; absorb unit >1.75 mil BTU	87.20
Air handling unit to 10,000 CFM*	10.00

*Note: This fee does not apply to an airhandling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.

Air handling unit to 10,000 CFM+	17.20	
Non-portable evaporate cooler	10.00	
Vent fan connected to a single duct	6.80	
Ventilation system not included in appliance permit	10.00	
Hood served by mechanical exhaust	10.00	
Domestic incinerators	17.40	
Commercial or industrial type incinerator	69.95	
Repair units	12.15	
Wood stove	10.00	
Clothes dryer, etc.	10.00	
Other units	10.00	
Gas piping one to four outlets	5.40	
More than 4 - per outlet (each)	1.00	
For each appliance or piece of equipment regulated by the Mechanical Code, but not classed in other appliance categories or for which no other fee is listed in the table	10.00	
Minimum Permit Fee	72.00	72.50
Plan Review	25% of Permit Fee	
Other Inspections and Fees:		
Inspections outside of normal business hours (minimum charge - 2 hours)	72.50/hour	62.50/hour
Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	72.50 each	62.50/hour
Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	72.50/hour	62.50/hour

Mechanical Permit Fees

(Commercial and Multi-family)

9/26/2000

05/13/1997*

*Urban Services Area to have
same fees as Tigard

Total Valuation:

\$1 - 5,000

5,001 - 10,000

Minimum \$72.50

\$72.50 for the first \$5,000 and \$1.52
for each additional \$100 or fraction thereof,
to and including \$10,000.

10,001 - 25,000	\$148.50 for the first \$10,000 and \$1.54 for each additional \$100 or fraction thereof, to and including \$25,000.
25,001 - 50,000	\$379.50 for the first \$25,000 and \$1.45 for each additional \$100 or fraction thereof, to and including \$50,000.
50,001 and up	\$742.00 for the first \$50,000 and \$1.20 for each additional \$100 or fraction thereof.
Plan Review	25% of permit fee

Phase Permitting	Minimum Fee	200.00
Plan Review	10% of total project building permit fee not to exceed \$1,500 for each phase	

Plumbing Fees

6/27/2000

Description:

New Single-Family

1 Bath	\$249.20
2 Bath	350.00
3 Bath	399.00

Fixtures (Individual)

Sink	16.60
Lavatory	16.60
Tub or Tub/Shower Comb.	16.60
Shower Only	16.60
Water Closet	16.60
Dishwasher	16.60
Garbage Disposal	16.60
Washing Machine	16.60
Floor Drain/Floor Sink 2"	16.60
Floor Drain/Floor Sink 3"	16.60
Floor Drain/Floor Sink 4"	16.60
Water Heater	16.60
Laundry Room Tray	16.60
Urinal	16.60

Other Fixtures

Sewer - 1st 100'	55.00
Sewer - each additional 100'	46.40
Water Service - 1st 100'	55.00
Water Service - each additional 100'	46.40

Storm & Rain Drain - 1st 100'	55.00
Storm & Rain Drain - ea. additnl 100'	46.40
Commercial Backflow Prevention Device or Anti-Pollution Device	46.40
Residential Backflow Prevention Device	27.55
Any Trap or Waste Not Connected to a Fixture	16.60
Catch Basin	16.60
Inspection of Existing Plumbing	72.50/hr
Specially Requested Inspections	72.50/hr
Rain Drain, single family dwelling	65.25
Grease Traps	16.60
Hose Bibs	16.60
Drinking Fountain	16.60
Roof Drains	16.60
Minimum Permit Fee	72.50
Minimum Permit Fee Residential Backflow	36.25
Plan Review	25% of Permit Fee

Medical Gas Systems

Total Valuation:

\$1 - 5,000

5,001 - 10,000

10,001 - 25,000

25,001 - 50,000

50,001 and up

Minimum \$72.50

**\$72.50 for the first \$5,000 and \$1.52
for each additional \$100 or fraction thereof,
to and including \$10,000.**

**\$148.50 for the first \$10,000 and \$1.54
for each additional \$100 or fraction thereof,
to and including \$25,000.**

**\$379.50 for the first \$25,000 and \$1.45
for each additional \$100 or fraction thereof,
to and including \$50,000.**

**\$742.00 for the first \$50,000 and \$1.20
for each additional \$100 or fraction thereof.**

Residential Fire Suppression Systems Permit

Multipurpose or Continuous Loop System

Square Footage:

0 to 2,000

2,001 to 3,600

3,601 to 7,200

(plumbing permit)

115.00

160.00

220.00

	7,201 and greater	309.00	
Stand Alone System			
	<u>Square Footage:</u>	(building permit)	
	0 to 2,000	187.50	
	2,001 to 3,600	232.50	
	3,601 to 7,200	292.50	
	7,201 and greater	381.50	
<i>Restricted Energy</i>			6/27/2000
Residential Energy Use		75.00	
Commercial Energy Use		75.00	
<i>Sanitary Sewer Connection Fee</i>		2,300.00/dwelling unit	6/6/2000
<i>Sanitary Sewer Inspection Fee</i>			6/6/2000
Residential		35.00	
Commercial		45.00	
Industrial		75.00	
<i>Tree Replacement Fee</i>		125.00/caliber inch	9/1/2001
<i>Water Quality Facility Fee</i>			6/6/2000
(City receives 100% of fees collected)			
Residential Single Family		225.00/ unit	
Commercial & Multi-family		225.00/2,640 sq. ft of additional impervious surface	
<i>Water Quantity Facility Fee</i>			6/6/2000
(City receives 100% of fees collected)			
Residential Single Family		275.00/ unit	
Commercial & Multi-family		275.00/2,640 sq. ft of additional impervious surface	
<i>Miscellaneous Fees</i>			6/27/2000
Re-inspection			
Building		72.50	
		62.50	
Mechanical		72.50	
		62.50	
Plumbing		72.50	
		62.50	

Electrical	72.50
	62.50
Temporary Occupancy	90.00
Phased Occupancy	200.00
Permit or Plan Review Extension	72.50
Address Change	65.00
Research on non-current permits	45.00/hr (min 1 hour, charged in 1 hour increments)
Fee paid inspections for residential structures pursuant to Title 14, Chapter 16	
Single & Two Family Dwellings	100.00
Apartment Houses & Social	
Care Facilities	160.00, plus \$7 for each dwelling unit in excess of 3
Hotels	160.00, plus \$5 for each dwelling unit in excess of 5

918-050-0140

One- and Two-Family Fire Suppression Systems

Stand-alone and multi-purpose fire suppression system fees shall each be calculated as separate flat fees based on the square footage of the structure with graduated rates for dwellings with 0 to 2000 square feet, 2001 to 3600 square feet, 3601 to 7200 square feet and 7201 square feet and greater. The permit fee shall be sufficient to cover the costs of inspection and plan review.

Stat. Auth.: ORS 705.710 & ORS 705.715
Stats Implemented: ORS 705.710 & ORS 705.715
Hist.: BCD 19-2001, f. 12-21-01, cert. ef. 4-1-02

918-050-0150

Medical Gas

Plumbing permit fees for medical gas shall be determined based on the value of installation costs and the system equipment, including but not limited to, inlets, outlets, fixtures and appliances and applied to the jurisdictions fee schedule with a set minimum fee. The plan review fee shall be based on a predetermined percentage of the permit fee as set by the local jurisdiction.

Stat. Auth.: ORS 705.710 & ORS 705.715
Stats Implemented: ORS 705.710 & ORS 705.715
Hist.: BCD 19-2001, f. 12-21-01, cert. ef. 4-1-02
918-050-0170

918-050-0160

Phased Permitting

The plan review fee for a phased permit is based on a minimum phasing fee, to be determined by the jurisdiction, plus 10% of the total project building permit fee not to exceed \$1,500 for each phase.

918-050-0170

Deferred Submittals

The fee for processing and reviewing deferred plan submittals shall be an amount equal to a percentage, to be determined by the local jurisdiction, of the building permit fee calculated according to OAR 918-050-0110(2) and (3) using the value of the particular deferred portion or portions of the project, with a set minimum fee. This fee is in addition to the project plan review fee based on the total project value.

Stat. Auth.: ORS 455.846
Stats Implemented: ORS 455.842 & 455.844
Hist.: New